Karen Johnson Davidson County
Batch# 1068651 DEEDWARR
11/06/2023 09:57:56 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20231106-0086508

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Magdy Botros
5137 Sunsail Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
United Wholesale Mortgage
1414 E Maple Road
Troy, Michigan 48083

MAP 151
GROUP 09 0B
PARCEL 140.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Property Fund 629, LLC., a Tennessee Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Magdy Botros and Afaf Farag, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee in Document #20070328-0037179 and is described as follows:

Land in Davidson County, Tennessee, being lot 154 on the Plan of Phase 3, Lakeside Cove, at Percy Priest, of record in Instrument No. 20060825-1015210, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., as Substitute Trustee for Perrone and Young, Trustee, dated February 21, 2023 and filed of recordFebruary 28, 2023 in Instrument No. 20230228-0014219, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2024 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Lakeside Cove at Percy Priest Phase 3, of record in Instrument No. 20060825-1015210, said Register's Office.
3. Easement granted to the United States of America for transmission line of record in Book 2336, Page 614, said Register's Office.
4. 20 foot water line easement across northwesterly portion of record in Book 8175, Page 783, said Register's Office.
5. TVA easement across westerly portion of record in Book 4428, Page 571, said Register's Office.
6. Easement for Sanitary Sewers and/or Storm Drainage, Water Mainbs, Pumps and Appurtenances of record in Instrument No. 20020212-0018699, said Register's Office.
7. Restrictive Covenants contained of record in Instrument No. 20041105-0133677 and amended in Instrument No. 20230929-0076605, said Register's Office.
8. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **5137 Sunsail Drive, Antioch, Tennessee 37013**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Magdy Botros and Afaf Farag, husband and wife**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 30th day of October 2023.

Property Fund 629, LLC., a Tennessee Limited Liability Company

EC S member

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Managing Member** of **Property Fund 629, LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 30th day of October 2023.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $470,000.00.

Magdy
AFFIANT

Subscribed and sworn to before me on this 30th day of October 2023.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY