Karen Johnson Davidson County
Batch# 1069759 DEEDWARR
11/08/2023 10:41:21 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20231108-0087356

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

ADDRESS NEW OWNER:
Mesut Keklik
412 McIver Street
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mesut Keklik
5125 Nolensville Pk
Apt T-7
Nashville, TN 37211

MAP 119
GROUP 13 0
PARCEL 259.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", 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

Mesut Keklik,

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

Being land in Davidson County, Tennessee, Lot No. 13 on the Map of Patterson's Subdivision of Maple Hill, as of record in Book 332 (erroneously stated in Substitute Trustee's Deed as Book 322, see Scrivener's Affidavit of record in Instrument 20230814-0062819), Page 75, Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from Joshua J. Phillips, as Substitute Trustee for Timothy D. Ferguson, Trustee, dated May 10, 2023 and filed of record May 16, 2023 in Instrument No. 20230516-0036636, 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 Patterson's Subdivision of Maple Hill, of record in Book 332, Page 75, said Register's Office.
3. 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 **412 McIver Street, Nashville, Tennessee 37211.**

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 **Mesut Keklik**, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE 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 GRANTEE, his 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 3rd day of November 2023.

Property Fund 629 LLC., a Tennessee Limited Liability Company

By: member
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 3rd day of November 2023.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

GRANTEE

Subscribed and sworn to before me on this 3rd day of November 2023.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

February 21, 2027