Karen Johnson Davidson County
Batch# 1073545 DEEDWARR
11/20/2023 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20231120-0090266

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

ADDRESS NEW OWNER:
Francisco Morales
227 McArthur Drive
Madison, Tennessee 37115

SEND TAX BILL TO:
Francisco Morales
54 Peachtree St.
Nashville TN 37210

MAP 043
GROUP 07 0
PARCEL 061.00

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

Francisco Morales, a married man

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:

Land in Davidson County, Tennessee, being Lot No. 13 on The Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, and being Lot No. 65 on The Plan of The Resubdivision of Lots Nos. 1 and 13 of said Anderson Estates, not of record, and described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

BEGINNING on the easterly margin of McArthur Drive, at the corner of Lots 65 and 66; thence with the line between said Lots, Eastwardly 136 feet to the common corner of Lots 35, 36, 65 and 66; thence with the line between said Lots 36 and 65; Northwardly 70.3 feet to the southerly margin of Roosevelt Avenue; thence with the same Westwardly 116.33 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, Southwestwardly 31.1 feet to the easterly margin of said McArthur Drive; thence with the same Southwardly 46.3 feet to the BEGINNING.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee for U S Bank Trust Company, National Association, Trustee, dated October 2, 2023 and filed of record October 11, 2023 in Instrument No. 20231011-0079651, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2023 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Anderson Estates, of record in Plat Book 1130, Page 37, 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 **227 McArthur Drive, Madison, Tennessee 37115.**

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 **Francisco Morales,** 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 17th day of November 2023.

Property Fund 629 LLC., a Tennessee Limited Liability Company

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 17th day of November 2023.

NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF ~~Davidson~~ DeKalb)

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of November 2023.

NOTARY PUBLIC
My Commission Expires: 10/3/2026

KATHERINE ANN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

Certificate of Authenticity

I, Katie Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/20/23.

Date

Affiant Signature

11/20/23

Date

State of Tennessee

County of Dekalb

Sworn to and subscribed before me this 20 day of November, 20 23.

Notary's Signature

My Commission Expires: 6/26/2024

Notary's Seal if on paper

