Karen Johnson Davidson County
Batch # 1105879 DEEDWARR
02/29/2024 09:08:18 AM 2 pgs
Fees: $13.00 Taxes: $1,054.13
20240229-0013868

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

ADDRESS NEW OWNER:
Ray Fuller
~~562 Flintlock Court~~ Po Box 71254
Nashville, Tennessee 37217 Richmond, VA 23255

SEND TAX BILL TO:
Rocket Mortgage, LLC, ISAOA
1050 Woodward Ave
Detroit, Michigan 48226-1906

MAP 135
GROUP 16 0B
PARCEL 080.00

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, Tennessee Limited Liability Company

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

Ray Fuller, a single 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 Unit No. 80 on the plan of Woodridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Property Fund 629 LLC by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee for Michael J. Philbin, Trustee, dated May 9, 2023 and filed of record May 16, 2023 in Instrument No. 20230516-0036635, 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 Woodridge at Nashboro Village, of record in Instrument No. 20021120-0143949, said Register's Office.
3. Subject to Easement(as established and reserved of record in Book 10110, Page 854, said Register's Office.
4. Subject to Easement to Metropolitan Government of Nashville and Davidson County as set forth of record in Book 4821, Page 105 and Book 4821, Page 111, said Register's Office.
5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4827, Page 14, as supplemented in Book 5469, Page 840 and Book 7751, Page 907, said Register's Office.
6. Subject to ALL matters shown on Plats of record in Book 4660, Page 157 and Book 4860, Pages 72, 74, and 75, said Register's Office.
7. Subject to Survey Number 486-0202, dated 4/17/02, prepared by Jimmy C. Yates, TN RLS #1597 of Wamble & Associates, PLLC, Surveyors, which indicates the following:
   30' Minimum Building Setback Line
   ALL as more particularly shown on said survey.

8. Restrictive Covenants contained in instrument of record in Instrument No. 20020507-0056331, said Register's Office.

This is improved property known as **562 Flintlock Court, Nashville, Tennessee 37217**. 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 **Ray Fuller, a single man**, 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 27th day of February 2024.

Property Fund 629 LLC, a Tennessee Limited Liability Company

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 27th day of February 2024.

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)

The actual value or consideration, whichever is greater, for this transfer is $284,900.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of February 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY