Karen Johnson
Batch # 1111494
03/15/2024 10:45:04 AM
Fees: $13.00 Taxes: $2,219.63
Davidson County
DEEDWARR
2 pgs
20240315-0018024

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

ADDRESS NEW OWNER:
Vena Lynette Jones
Patrick Phoebus
514 Menees Lane
Madison, Tennessee 37115

SEND TAX BILL TO:
First Horizon Bank, ISAOA/ATIMA
12195 Metro Parkway
Fort Myers, Florida 33966

MAP 063
GROUP 00 0
PARCEL 178.00

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

Vena Lynette Jones and Patrick Phoebus, wife and husband,

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:

A tract of land in the 11th formerly the 19th Civil District of Davidson County, Tennessee, being Lot No. 1 of the Ben C. Donnell Property, and described according to a survey made by Bruce Rainey and Assoc. Land Surveyors, dated June 26, 1978, and more particularly described as follows:

BEGINNING at an iron pin in the north right-of-way of Menees Lane, said point being the southeast corner of Tommy B. Key's property; thence in a Northerly direction North 6 degrees 22 minutes 29 seconds East 603.99 feet to an iron pin; thence in an Easterly direction South 81 degrees 27 minutes 54 seconds East 100.00 feet to a point; thence in a Southerly direction South 6 degrees 22 minutes 04 seconds West 600.07 feet to a point; thence in a Westerly direction North 83 degrees 42 minutes 33 seconds West 100.00 feet to the point of BEGINNING, containing 1.38 acres, more or less.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee for Roushi Pazouki, Trustee, dated September 15, 2023 and filed of record September 22, 2023 in Instrument No. 20230922-0074632, 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. No insurance is afforded as to the acreage or square footage contained in the insured property.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mainbs, Pumps and Appurtenances of record Book 5120, Page 320, said Register's Office.
4. 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 **514 Menees Lane, 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 **Vena Lynette Jones and Patrick Phoebus, wife and husband**, 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 14th day of March 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 14th day of March 2024.

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 $599,900.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of March 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY