Karen Johnson Davidson County
Batch # 1115451 DEEDWARR
03/27/2024 11:04:26 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63
20240327-0021287

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

ADDRESS NEW OWNER:

Renee Runfola
3033 Penn Meade Way
Nashville, Tennessee 37214

SEND TAX BILL TO:

Equity Prime Mortgage, LLC,
PO Box 1194
Springfield, Ohio 45501-1194

MAP **052**
GROUP **13 0B**
PARCEL **151.00**

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

Renee Runfola and Lindsay Charak,

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:

Being Lot No. 189 on the Condominium Site Plan of River Glen a Planned Unit Development, Phase IV, Section 2 of record in Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee for Thomas Sidwell, Trustee, dated August 30, 2023 and filed of record September 11, 2023 in Instrument No. 20230911-0071111, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2024Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of River Glen a Planned Unit Development, Phase IV, of record in Book 9700, Page 858, said Register's Office.
3. 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 Book 6762, Page 208, Book 7566, Page 571, Book 10630, Page 501, and Book 11532, Page 610, said Register's Office.
4. Charter of Homeowners Association of record, Book 8069, Page 158, of said Register's Office.
5. Subject to Water and Sewer Easements of record Book 7061, Page 172, Book 7061, Page 196, said Register's Office.
6. All matters on the plan of record in Book 6900, Pages 650 and 651, and in Book 6900, Page 671, said Register's Office.

This is improved property known as **3033 Penn Meade Way, Nashville, Tennessee 37214**.

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 Renee Runfola and Lindsay Charak, 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 their heirs and assigns, 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 26th day of March 2024.

Property Fund 629 LLC., a Tennessee Limited Liability Company

EC R + 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 26th day of March 2024.

Rachel L. Hardaway

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 $349,900.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of March 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY