Karen Johnson
Batch # 1119550
04/05/2024 09:39:02 AM
Fees: $13.00 Taxes: $1,424.50
Davidson County
DEEDWARR
2 pgs
20240405-0024167

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

ADDRESS NEW OWNER:

Tina Carroll
1008 Arcadia Court
Antioch, Tennessee 37013

SEND TAX BILL TO:

CMG Mortgage Inc
3160 Crow Canyon Rd Ste 400
San Ramon, California 94583

MAP **150**
GROUP **08 0**
PARCEL **056.00**

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., Tennessee Limited Liability Company

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

Tina Carroll and Steve Carroll, 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:

Land in Davidson County, Tennessee, being Lot No. 504 on the Plan of Towne Village of the Country, Section 5 of record in Plat Book 6250, Page 783 and 784, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Property Fund 629 LLC by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee for Prestige Title, Trustee, dated October 26, 2023 and filed of record November 3, 2023 in Instrument No. 20231103-0086287, 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 Town Village of the Country, of record in Plat Book 6250, Page 783 and 784, said Register's Office.
3. Restrictive Covenants contained in instrument of record, Book 5289, Page 687 and Book 6767, Page 456, said Register's Office.

This is improved property known as **1008 Arcadia Court, Antioch, Tennessee 37013.**

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 Tina Carroll and Steve Carroll, 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 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 4th day of April 2024.

Property Fund 629 LLC., a Tennessee Limited Liability Company

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Williamson)

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 4th day of April 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 Williamson)

The actual value or consideration, whichever is greater, for this transfer is $385,000.00.

AFFIANT [redacted]

Subscribed and sworn to before me on this 4th day of April 2024.

NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY