Karen Johnson
Batch # 1122185
04/12/2024 10:29:05 AM
Fees: $13.00 Taxes: $2,867.50
Davidson County
DEEDWARR
2 pgs
20240412-0026120

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

ADDRESS NEW OWNER:

Nicholas Bryant Siragusa
1020 Maplewood Place
Nashville, Tennessee 37216

SEND TAX BILL TO:

SAME AS OWNER

MAP **061**
GROUP **07 0**
PARCEL **238.00**

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

Nicholas Bryant Siragusa and Kathryn Probasco Siragusa, husband and wife,

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 part of Lot No. 61 on the plat of I.C. McMahan's Subdivision of part of the Maplewood Lands, as of record in Book 547, Page 78, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at point in the southerly margin of Maplewood Road, common corner of Lots Nos. 60 and 61; thence with the line between said two lots Southerly 295.9 feet to a point; thence Easterly 100 feet to a point, common rear corner of Lots Nos. 61 and 62; thence with the line between said two lots Northerly 97.3 feet; thence Westerly 50 feet; thence Northerly 200 feet to a point in the southerly margin of Maplewood Road; thence with said margin Westerly 50 feet to the Point of Beginning.

Being the same property conveyed to Property Fund 629, LLC, by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee for Matthew Williams, Trustee, dated February 29, 2024 and filed of record March 4, 2024 in Instrument No. 20240304-0014937, 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 I.C. McMahan's, of record in Plat Book 547, Page 78, said Register's Office.

This is improved property known as **1020 Maplewood Place, Nashville, Tennessee 37216**.

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 Nicholas Bryant Siragusa and Kathryn Probasco Siragusa, husband and wife, 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 10th 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,** 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 10th 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 $775,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of April 2024.

NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY