Karen Johnson Davidson County
Batch# 1157445 DEEDWARR
07/12/2024 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.13
20240712-0052564

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jose Pacheco & Javier Vasquez **3105 Country Lawn Drive** **Antioch, Tennessee 37013**	**CMG Mortgage, In** **dba CMG Home Loans** **3160 Crow Canyon Road, Suite 400** **San Ramon, CA 94583**	MAP **150** GROUP **07 0** PARCEL **353.00**

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

Jose Pacheco, unmarried, and Javier P Vasquez, unmarried, as joint tenants in common with right of survivorship,

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. 226 on the Plan of The Country, Section 6A, of record in Book 5200, page 667, said Register's Office.

Said Lot No. 226 fronts 74.47 feet on the northeasterly margin of Country Lawn Drive and extends back 97.88 feet on the northerly line and 148.05 feet on the southerly line to a dead line in the rear, measuring 132.20 feet thereon.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., as Substitute Trustee for David R. Wilson, Trustee, dated May 8, 2023 and filed of record May 16, 2023 in Instrument No. 20230516-0036637, 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 The County, of record in Plat Book 5200, Page 667, said Register's Office.

This is improved property known as **3105 Country Lawn Drive, 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 Jose Pacheco, unmarried, and Javier P Vasquez, unmarried, as joint tenants in common with right of survivorship, 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 July 2024.

Property Fund 629, LLC, a Tennessee Limited Liability Company

Eric Sox Managing Member

By: Eric Sox, Managing Member

STATE OF TENNESEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox,** 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 a Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 10th day of July 2024.

NOTARY PUBLIC
My Commission Expires: ~~February 21,~~ 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESEE)
COUNTY OF ~~WILLIAMSON~~ Rutherford)

The actual value or consideration, whichever is greater, for this transfer is . $344,900.00

AFFIANT

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

NOTARY PUBLIC
My Commission Expires: 11.17.24

Certificate of Authenticity

I, Katie Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/10/24.

Date

Affiant Signature

7/10/24

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 10 day of July, 2024.

Notary's Signature

My Commission Expires: 11-17-24

Notary's Seal (if on paper)