Karen Johnson Davidson County
Batch # 1167432 DEEDWARR
08/12/2024 12:49:34 PM 2 pgs
Fees: $13.00 Taxes: $1,394.90
20240812-0060514

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

ADDRESS NEW OWNER:

Michael Singleton
1900 Tinnin Road, Unit 5
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:

First Community Mortgage
275 Robert Rose Drive
Murfreesboro,Tennessee 37129

MAP & PARCEL:

MAP **007**
GROUP **14 0 B**
PARCEL **005.00**

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

Michael Singleton and Mona D. Singleton, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit 5 of Building A on the Plan of Magnolia Station-Phase One, a Condominium, created under the provisions of T.C.A. Section 64-27-101, et seq. as amended, and as established by a Master Deed recorded as Instrument No.: 20030827-0124444, Register's Office for Davidson County, Tennessee, and as amended in the Amendment to Master Deed recorded as Instrument No.: 20041001-0118510, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to the said unit, as shown on the Plan of record filed as Exhibit B to the said Amendment to Master Deed, to which plan reference is hereby made for a more complete description of the property, the Unit conveyed and the Common Area referred to herein.

Being the same property conveyed to Property Fund 629, LLC, by Substitute Trustee's Deed from David G. Mangum, as Substitute Trustee for Homestead Title & Escrow, LLC, Trustee, dated August 18, 2023 and filed of record September 13, 2023 in Instrument No. 20230913-0071839, 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 Magnolia Station-Phase One, of record in Instrument No. 20030827-0124444, and amended in Instrument No. 20041001-0118510, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Instrument No. 20031218-0180407, said Register's Office.
4. Master Deed of record in Instrument No. 20030827-0124444, and amended in Instrument No. 20041001-0118510, Instrument No. 20050627-0073312, Instrument No. 20100427-0031824, Instrument No. 20100618-0047655, Instrument No. 20050708-0079103, Instrument No. 20090811-0075446, and Instrument No. 20121030-0099611, said Register's Office.
5. Property is subject to PUD Boundary Plat, of record in Instrument No. 20040209-0015342, said Register's Office.
6. Storm Water Detention Agreement of record in Instrument No. 20030530-0073157, said Register's Office.

7. Charter of Homeowners Association of record in Instrument No. 20030827-0124443, of said Register's Office.
8. 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 **1900 Tinnin Road, Unit 5, Goodlettsville, Tennessee 37072**.

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 Michael Singleton and Mona D. Singleton, 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 8th day of August 2024.

Property Fund 629, LLC., a Tennessee Limited Liability Company

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 a Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 8th day of August 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 Davidson)

The actual value or consideration, whichever is greater, for this transfer is $377,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of August 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY