Karen Johnson
Batch # 1175848
08/30/2024 09:39:41 AM
Fees: $13.00 Taxes: $1,757.13

Davidson County
DEEDWARR
2 pgs

20240830-0066848

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Benjamin Dang **114 Pitts Avenue** **Old Hickory, Tennessee 37138**	**SAME AS OWNER**	MAP **053** GROUP **12 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, a Tennessee Limited Liability Company

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

Benjamin Dang and Leena Dang,

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:

Tract No. 1:
Land in Davidson County, Tennessee, being part of Tract No. 2 of the unrecorded plan of Life and Casualty Insurance Company's property near Old Hickory, not of record, and being part of Tract No. 4 shown on a copy of a survey of the property of J.G. Reynolds, by Harvey Gee, Surveyor, dated February 12, 1947, and described according to said survey as follows:

Beginning at a point in the center of Old Hopewell Road, 15 feet north of the corner of Tracts 4 and 5 on said Harvey Gee Survey, being the northeast corner of the property conveyed to Dillard R. Jones and wife, by deed of record in Book 1472, Page 129, Register's Office of said County; thence southwesterly, with Jones' line 146 feet, more or less, to a point, and south 42 degrees, 13' east 4 feet to a point in Jones' north line; thence northerly, 56 feet, more or less, to a point; thence easterly 150 feet, more or less, to the margin of Old Hopewell Road, thence with the margin of same 53 feet to the beginning.

Tract No. 2:
Land in Davidson County, Tennessee being part of Tract No. 2 on the unrecorded Plan of Life and Casualty Insurance Company's Property near Old Hickory, and being part of Tract No. 4 shown on a copy of a survey of the property J.G. Reynolds, by Harvey Gee, Surveyor, dated February 12, 1947, and described according to said survey as follows:

Beginning at a point in the northerly line of the property conveyed to J.G. Reynolds by deed of record in Book 1304, Page 179, Register's Office for said County, which said point is 229 feet westerly from the centerline of Old Hopewell Road, said point being the northwest corner of the property conveyed to J.N. Foutch, Jr., et al by deed of record in Book 1855, Page 493, said Register's Office; thence along the north line of said Reynold's property south 63 degrees 13' west 305.6 feet to the corner of Tracts 3 and 4 on said survey; thence with the dividing line between said two tracts, south 42 degrees 06' east 284.5 feet to the corner of Tract 5 on said plan; thence along the dividing line between Tracts 4 and 5, north 42 degrees 13' east 274.5 feet to the southwest corner of the property conveyed to Earl Bennett and wife, by deed of record in Book 1787, Page 57, Register's Office for said County; thence along Bennetts' westerly line in a northerly direction 56 feet to the southerly line of the property conveyed to J.N. Foutch, Jr., et al; thence along Foutch's southerly line south 77 degrees 5' west 36.7 feet to the southwest corner; thence north 30 degrees 39' west 107.1 feet to the point of beginning.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from Padgett Law Group, as Substitute Trustee for Cumberland Title Company, Trustee, dated September 7, 2023 and filed of record September 29, 2023 in Instrument No. 20230929-0076728, 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. No insurance is afforded as to the acreage or square footage contained in the insured property.
3. Matters shown on an unrecorded plat of Life and Casualty Insurance Company's property.

This is improved property known as **114 Pitts Avenue, Old Hickory, Tennessee 37138**.

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 Benjamin Dang and Leena Dang, 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 29th day of August 2024.

Property Fund 629, LLC, a Tennessee Limited Liability Company

Member

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 29th 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 Williamson)

The actual value or consideration, whichever is greater, for this transfer is $474,900.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of August 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY