Karen Johnson Davidson County
Batch# 1184533 DEEDWARR
09/20/2024 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,668.70
20240920-0073187

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Amado Valey Vazquez **99 South Graycroft Avenue** **Madison TN 37115**	**SAME AS OWNER**	MAP **082** GROUP **08 0** PARCEL **333.00**

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

A & F Rental Properties LLC,
a Tennessee Limited Liability Company

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11, Block G, Plan of Eastwood Addition Dr. E.T. Brown Resubdivision of the Stratton and Seymour and L.T. Baxter Lands, as recorded in Book 332, Page 63, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from LLG Trustee, TN LLC, as Substitute Trustee for Arnold M. Weiss, Trustee, dated April 30, 2024 and filed of record May 3, 2024 in Instrument No. 20240503-0032668, 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 the Plan of Eastwood Addition Dr. E.T. Brown Resubdivision of the Stratton and Seymour and L.T. Baxter Lands, of record in Book 332, Page 63, said Register's Office.

This is improved property known as **947 Maxwell Avenue, Nashville, Tennessee 37206.**

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 A & F Rental Properties LLC, a Tennessee Limited Liability Company, 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 20th day of September 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,** 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 20th day of September 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 $451,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of September 2024.

NOTARY PUBLIC
My Commission Expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/20/24 (date of document).

Affiant Signature

9/20/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025