Karen Johnson
Batch # 1188615
10/02/2024 09:54:32 AM
Fees: $18.00 Taxes: $1,294.63
Davidson County
DEEDWARR
3 pgs
20241002-0076333

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Avery Tory Griffin **2301 Patrick Avenue** **Old Hickory, Tennessee 37138**	**CMG Mortgage Inc** **3160 Crow Canyon Road Ste 400** **San Ramon, California 94583**	MAP **044** GROUP **09 0 B** PARCEL **060.00**

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

Avery Tory Griffin, an unmarried man,

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 Unit No. 60, Phase 1, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 as amended in Instrument No. 20190627-0062402, and in Instrument No. 20200116-0005698, and in Instrument No. 20201203-0140753, and further amended in Instrument No. 20210224-0022939 and see Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the First Amendment to the Declarations of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee for Jonathan R. Vinson, Trustee, dated May 6, 2024 and filed of record May 13, 2024 in Instrument No. 20240513-0035073, 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 Rowhouses at Robinson Road, Phase I, of record in in Instrument No. 20190423-0037385, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20190423-0037385 and amended in Instrument No. 20190627-0062402, and in Instrument No. 20200116-0005698, and in Instrument No. 20201203-0140753, and further amended in Instrument 20210224-002939 and see Attorney's Certificate of record in Instrument No. 20200406-0036201, and By-Laws appended thereto, said Register's Office.
4. Charter of Homeowners Association for Rowhouses at Robinson Road Corporation of record in Instrument No. 20200206-0014175, of said Register's Office.
5. Easement for highway purposes of record in Book 4377, Page 391, said Register's Office.
6. A 50 feet Tennessee Natural Gas Transmission Line across the premises and controlled access area a portion of Robinson Road and Industrial Drive of record in Plat Book 6200, Page 73 and partially abandoned in Instrument No. 20020923-0115686 and Instrument No. 20020923-0115687, said Register's Office.
7. A Rayon City Water Easement of record in Book 5861, Page 693, said Register's Office.
8. Easements, conditions, reservations as set forth of record in Book 6724, Page 436 and in Book 6392, Page 453, said Register's Office.
9. Contract of conveyance and non-exclusive easement of record in Book 5861, Page 693, said Register's Office.
10. Easement Agreement for roadway, access, and other purposes of record in Book 6274, Page 436, said Register's Office.
11. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 11008, Page 297, said Register's Office.
12. Agrrement for Dedication of Easement for Sanitary Sewers and /or Storm Drainage of record in Instrument No. 20011010-0110524 and in Instrument No. 20011010-0110526 and in Instrument No. 20011010-0110528, said Register's Office.
13. A 50-foot Gas Line Easement and a portion of Gas Line to be abandoned of record in Instrument No. 20020923-0115686 and in Instrument No. 20020923-0115687, said Register's Office.
14. Notice of Land Use Restrictions of record in Instrument No. 20091002-0091660 and in Instrument No. 20091002-0091659, said Register's Office.
15. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190315-0023882, said Register's Office.
16. Agreement for Dedication of Easement for Sanitary Sewers and /or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20190604-0053339, said Register's Office.
17. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190723-0071867, said Register's Office.
18. 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 **2301 Patrick 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 Avery Tory Griffin, an unmarried man, 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 1st day of October 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 Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 1st day of October 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $349,900.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of October 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY