Karen Johnson Davidson County
Batch # 1213351 DEEDWARR
12/09/2024 10 05 43 AM 2 pgs
Fees $13 00 Taxes $1,794 50
20241209-0095251

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

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Barron Properties LLC **P.O. Box 2498** **Cordova, TN 38088**	**SAME AS OWNER**	MAP **092** GROUP **02 0** PARCEL **435.00**

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

Barron Properties LLC, a Tennessee Limited Liability Company,

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. 183, Block 9, on the plan of Heffernan Place as of record In Book 161, page 138, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

For reference: Said Lot No. 183 fronts 50 feet on the northerly side of Albion Street, and runs back between parallel lines, with the easterly margin of 24th Avenue North, 140 feet to an alley.

Being the same property conveyed to Property Fund 629 LLC, a Tennessee Limited Liability Company by deed from David M Anthony, as Successor Trustee dated August 13, 2024 and recorded in Instrument No. 20240813-0061198 said Register's Office.

Said property is transferred subject to the following matters:

1. 2025 Taxes and all subsequent years not yet due and payable.

This is improved property known as **2423 Albion Street, Nashville, Tennessee 37208**.

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 **Barron 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 6th day of December 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, 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 6th day of December 2024

NOTARY PUBLIC
My Commission Expires February 21, 2027

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

STATE OF Tennessee)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $485,000.00

AFFIANT

Subscribed and sworn to before me on this 6th day of December 2024

NOTARY PUBLIC
My Commission Expires. February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD