Name and Address of New Owner:
TN Properties United, LLC
34 Tusculum Road
Antioch, TN 37013

Send Tax Bills To:
TN Properties United, LLC
4235 Hillsboro Pike
Nashville, TN 37215

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 162-08-0-063

Karen Johnson Davidson County
Batch# 1227998 DEEDWARR
01/17/2025 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20250117-0004084

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sheiman Zubeer and Hindiren Zubeer, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **TN Properties United, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of a resubdivision of Lake Estates of record in Plat book 4860, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sheiman Zubeer and Hindiren Zubeer, husband and wife, by Warranty Deed dated October 19, 2023 from Property Fund 629, LLC, a Tennessee Limited Liability Company, recorded October 23, 2023 in Instrument No. 20231023-0082824 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of January, 2025.

_____(SEAL)
Sheiman Zubeer

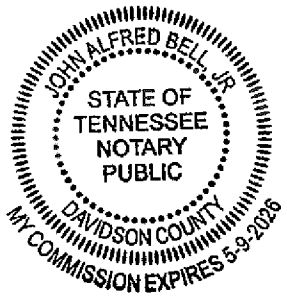
_____(SEAL)
Hindiren Zubeer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of January, 2025, before me personally appeared Sheiman Zubeer and Hindiren Zubeer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of January, 2025.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

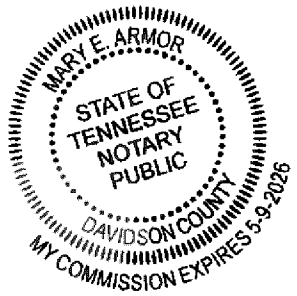
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of January, 2025.

Notary Public
My commission expires:_____
File No. 2024-7398-TS



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 1/16/25 (date of document)

Regina Sullo

Affiant Signature

January 17, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 17 day of January, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026