Karen Johnson Davidson County
Batch# 1234067 DEEDWARR
02/04/2025 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250204-0008390

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Courtney A. Davis **63 Maury Street** **Nashville, Tennessee 37210**	**The Loan Store Inc** **6340 North Campbell Ave** **Ste 100** **Tuxson AZ 85718**	MAP **093** GROUP **16 0** PARCEL **137.00**

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

Courtney A. Davis, an unmarried woman
And
Patrick James, an unmarried man
As joint tenants with right of survivorship

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, State of Tennessee as follows, to-wit:
Being Lot No 167 on the Map of Maury and Claiborne's Addition, as record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee for John Bearden, Trustee, dated January 15, 2025 and filed of record January 21, 2025, in Instrument No. 20250121-0004419, Register's Office in and for Davidson County Tennessee.

Said property is transferred subject to the following matters:

1. 2025 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Maury & Claiborne's Addition, of record in Plat Book 21, pages 84 and 85, said Register's Office.
3. 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 **63 Maury Street, Nashville, Tennessee 37210.**

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 **Courtney A. Davis, an unmarried woman and Patrick M. James, an unmarried man**, As joint tenants with right of survivorship, 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 30th day of January 2025.

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 30th day of January 2025.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

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

STATE OF Tennessee)
COUNTY OF ~~Davidson.~~)Sumner

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of January 2025.

NOTARY PUBLIC
My Commission Expires: _____

ERICKA GANNON WATERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires March 1, 2025

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 01/30/25 (date of document).

Affiant Signature

01/31/25
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 31st day of January, 2025

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL