Karen Johnson
Batch # 1236761
02/13/2025 10 05 35 AM
Fees $13 00 Taxes $1,836 68

Davidson County
DEEDWARR
2 pgs

20250213-0010939

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

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Wagih Youssif Sahb **Amal Ishak Ibrahim** **5408 Oak Chase Drive** **801 Oak Sprmgs Ct** **Antioch, Tennessee 37013**	**First Horizon Bank,** **12195 Metro Parkway** **Fort Myers, Florida 33966**	MAP **173** GROUP **04 0A** PARCEL **308.00**

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

Wagih Salib and Amal Ibrahim,
As joint tenants, with rights 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, Tennessee, being Lot 252 on the Plan of Oak Highlands, Phase Three, 1st Revision, a Planned Unit Development, of record in Instrument Number 20020122-0008284, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from Padgett Law Group, as Substitute Trustee for First American Title Insurance Company, Trustee, dated August 22, 2024 and filed of record September 4, 2024 in Instrument No 20240904-0067986, Register's Office 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 Oak Highlands, of record in Instrument No 20020122-0008284, said Register's Office
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record Book 7350, page 24 and re-recorded in Book 7367, page 587 and amended in Book 8765, page 77 and Instrument No 20000428-0042354 and Instrument No 20020725-0089130 and Instrument No 20020725-0089131, said Register's Office
4. 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 **5408 Oak Chase Drive f/k/a 801 Oak Sprmgs Ct, Antioch, Tennessee 37013**

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 **Wagih Salib and Amal Ibrahim**, 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 7th day of February 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 7th day of February 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)

The actual value or consideration, whichever is greater, for this transfer is $496,400 00

[redacted] AFFIANT

Subscribed and sworn to before me on this 7th day of February 2025.

[redacted]
NOTARY PUBLIC
My Commission Expires 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025