Karen Johnson
Batch # 1238809
02/20/2025 11 34 23 AM
Fees $13 00 Taxes $925 00
Davidson County
DEEDWARR
2 pgs
20250220-0012234

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

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SH-25-633

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Rami Nofal **9428 Kaplan Ave** **Brentwood TN 37027**	**SAME AS OWNER**	MAP **063** GROUP **01 0** PARCEL **029.00**

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

Rami Nofal, married,

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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being a part of the North part of Lot No. 1 of Nawakwa Hills Annex, as of record in Book 843, Page 64, Register's Office for said County, and described partially according to a copy of a survey made by H. Gee, dated September 13, 1951, and more particularly described according to a copy of a later survey made by H. Gee, dated 1963, as follows:

Beginning at a point in the South margin of Nawakwa Trail 210.13 feet from a concrete monument in the South margin of Nawakwa Trail as now located, the said monument being located at the beginning of a curve at the intersection of Nawakwa Trail and Neely's Bend Road; thence North 66 deg 13' East 105.0 feet to a point; thence extending back between parallel lines 198.73 feet to a dead line in the rear measuring 105.0 feet thereon.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from LLG Trustee TN LLC as Substitute Trustee for Arnold M. Weiss, Esq., Trustee, dated December 2, 2024 and filed of record December 17, 2024 in instrument No. 20241217-0097821, 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 Nawakwa Hills Annex, of record in Plat Book 843, page 64, 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 **633 Nawakwa Trail, Madison, Tennessee 37115.**

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 Rami Nofal, married, 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 12th day of February 2025

Property Fund 629 LLC, a Tennessee Limited Liability Company

[redacted]
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 12th 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 $250,000 00

AFFIANT

Subscribed and sworn to before me on this 12th day of February 2025

NOTARY PUBLIC
My Commission Expires 05/08/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028