Karen Johnson Davidson County
Batch# 1264927 DEEDWARR
04/25/2025 08:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,198.80
20250425-0031819

OWNER AND ADDRESS:
Raul Perez, Jr.
127 Welworth St
Madison, TN 37115

SEND TAX BILLS TO:
Cardinal Financial Company
P.O. Box 961292
Fort Worth, TX 76161-0292

(this space for recording info)

Tax ID# 034-13-0-088.00

THIS INSTRUMENT WAS PREPARED BY:
Admiral Title, Inc., 8517 Kingston Pike, Knoxville, TN 37919
File No.: 251067

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $324,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22 day of April, 2025.

Notary Public

My Commission Expires:

GREGG W. CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 22 day of April, 2025, by and between

Magnify Real Estate Borrower SPV I, LLC, a Delaware limited liability company

hereinafter referred to as Grantor(s), and

Raul Perez, Jr., unmarried

hereinafter referred to as Grantee(s)

WITNESSETH: that said Grantor(s), for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto said Grantee(s), all of the Grantor's right, title, and interest to the following described premises, to wit:

ALL OF THAT CERTAIN TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described in **EXHIBIT A** attached hereto and incorporated by reference herein (the "Land");

Property Address: 127 Welworth St, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES(S), 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 my hand this the 21 day of April, 2025.

Magnify Real Estate Borrower SPV I, LLC
a Delaware limited liability company

By: Magnify Real Estate Equity SPV I, LLC
Its: Sole Member

Magnify Real Estate Equity SPV I, LLC
a Delaware limited liability company

By: Magnify Capital Real Estate Fund, LP
Its: Sole Member

Magnify Capital Real Estate Fund, LP,
a Delaware limited partnership

By: Michael Stewart
Its: Authorized Executive Vice President and Chief Investment Officer

STATE OF Texas
COUNTY OF Travis

BEFORE ME, the undersigned, a Notary Public in and for said County and State, **Michael Stewart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Executive Vice President and Chief Investment Officer of Magnify Capital Real Estate Fund, LP, a Delaware limited partnership, the Sole Member of Magnify Real Estate Equity SPV I, LLC, a Delaware limited liability company, the Sole Member of Magnify Real Estate Borrower SPV I, LLC, a Delaware limited liability company, the within named bargainor, and that he in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Executive Vice President and Chief Investment Officer.

WITNESS my hand and official seal, this the 21 day of April, 2025.

Notary Public

My Commission Expires: 4/10/2027

SHANNON CELESTE MCLAUGHLIN
Notary Public, State of Texas
Comm. Expires 04-10-2027
Notary ID 134296386

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot No 7, Block A on the Map of East Lawn, of record in Plat Book 547, Page(s) 153 and 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Magnify Real Estate Borrower Spv I, LLC, a Delaware limited liability company by Special Warranty Deed from Magnify Capital Real Estate Fund, LP, a Delaware limited partnership of record in Instrument No. 20200424-0043425 Register's Office for Davidson County, Tennessee, dated April 23, 2020 and recorded on April 24, 2020.

THIS CONVEYANCE is made subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD; NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

DESIGNATED as Tax ID: 034-13-0-088.00

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 24th day of April 2025

4/24/2025

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 24th day of April 2025

Notary Signature

Commission Expiration Date:

