Karen Johnson Davidson County
Batch# 1293804 DEEDWARR
07/03/2025 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250703-0052846

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Beau Barksdale **408 Jordyn Leigh Court** **Joelton, Tennessee 37080**	**SAME AS OWNER**	MAP **022** GROUP **02 0** PARCEL **054.00**

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

Beau Barksdale, a single man

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 in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 25 on the Plan of Chase Pointe, Section Four, of record in Book 9700 at page 929, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee for Joe Blume, Trustee, dated December 16, 2024 and filed of record December 20, 2024 as Instrument No. 20241220-0099056, 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 Chase Pointe, of record as Book 9700, page 929, said Register's Office.
3. Restrictive Covenants contained in instrument of record as Book 9948, page 904 and Book 10604, page 147, 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 **408 Jordyn Leigh Court, Joelton, Tennessee 37080**.

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 **Beau Barksdale**, a single man 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 2nd day of July 2025.

Property Fund 629 LLC, a Tennessee Limited Liability Company

E Sox

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 2nd day of July 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~~) Montgomery (as)

The actual value or consideration, whichever is greater, for this transfer is $430,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of July 2025.

NOTARY PUBLIC
My Commission Expires: 9/13/28

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 July 2nd 2025.

Affiant Signature – Joshua A. Terry

7/3/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/3/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27