Karen Johnson
Batch # 1311275
08/18/2025 10 30 54 AM
Fees $13 00 Taxes $1,572 50

Davidson County
DEEDWARR
2 pgs

20250818-0065584

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

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Michele Freed **4725 Cape Hope Pass** **Hermitage, Tennessee 37076**	**SAME AS OWNER**	MAP **098** GROUP **13 0 A** PARCEL **007.00**

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

Michele Freed and John Freed, wife and hudband,

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 the Second Civil District of Davidson County, Tennessee, being Lot No. 7 on the Plan of Phase One, Section Two, New Hope Point, a Planned Unit Development, of record in Plat Book 9700, page 431, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee for Tennessee Title Services, Trustee, dated January 29, 2025 and filed of record February 5, 2025 as Instrument No. 20250205-0008661, 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 New Hope Point, of record as Plat Book 9700, page 431, 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 as Book 10290, page 1 as amended and supplemented as Book 10537, page 110 and as Book 10330, page 782, and as Book 10659, page 528, and as Instrument Numbers 20000628-0064247 and 20160128-0008367, said Register's Office
4. By-Laws contained in instrument of record as Instrumant No 20080623-0064598, said Register's Office
5. Charter of New Hope Point Homeowners Association of record as Instrument No 20000607-0056880, of said Register's Office.
6. Deed conveying the common area to New Hope Point Homeowner's Association of record as Instrument No 20000607-0056879, said Register's Office
7. 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 **4725 Cape Hope Pass, Hermitage, Tennessee 37076**.

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 **Michele Freed and John Freed, wife and husband**, 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 15th day of August 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 15th day of August 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 $425,000 00.

AFFIANT

Subscribed and sworn to before me on this 15th day of August 2025.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD