Karen Johnson
Batch # 1362629
12/30/2025 07:56:57 AM
Fees: $13.00 Taxes: $1,822.25
Davidson County
DEEDWARR
2 pgs
20251230-0103211

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Zach Jones **2201 June Dr** **Nashville, Tennessee 37214**	**The Turnkey Foundation Inc.,** **DBA Arbor Financial Group** **1805 E Garry Ave** **Santa Ana, CA 92705**	MAP **095** GROUP **02 0** PARCEL **119.00**

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

Zach Jones, 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:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Walnut Grove, as of record in Book 2133, page 87, Register's Office for said County.

SAID Lot No. 12 fronts 118.1 feet on the southerly side of June Drive and extends back 164.4 feet on the easterly line and 134.8 feet on the westerly line to a dead line in the rear measuring 98.4 feet thereon.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from Rubin Lublin TN PLLC, as Substitute Trustee for ReconTrust Company N.A., Trustee, dated March 31, 2025 and filed of record April 3, 2025 as Instrument No. 20250403-0025327, 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 Walnut Grove, of record in Plat Book 2133, page 87, 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 **2201 June Dr, Nashville, Tennessee 37214.**

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 **Zach Jones, 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 12th day of December 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 12th day of December 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 $492,500.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY