,Karen Johnson Davidson County
Batch # 1395144 DEEDWARR
03/19/2026 01:09:59 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20260319-0022010

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Wesley Wearing	**Union Home Mortgage Corp**	MAP **072**
844 Cherokee Ave, Unit 10	**8241 Dow Circle W**	GROUP **09 1C**
Nashville, Tennessee 37207	**Strongsville, OH 44136**	PARCEL **010.00**

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

Wesley Wearing, unmarried 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 condominium located in Davidson County, Tennessee, being Unit No. 10 of Townhomes At 844, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Townhomes at 844 of record in Instrument Number 20170329-0030499, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof said Unit being depicted on Exhibit to said Master Deed together with a percentage interest in the common elements and voting percentage as set forth in Exhibit 20170329-0030499 to said Master Deed.

Being the same property conveyed to Property Fund 629 LLC by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee for W. Aaron Fortner, Trustee, dated November 21, 2024 and filed of record November 25, 2024 as Instrument No. 20241125-0091912, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Townhomes at 844, of record as Record Book 20170329-0030499 and Plat Book 332, page 34, 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 Instrument No. 20170329-0030499, said Register's Office.
4. Charter of Homeowners Association of record as Instrument No. 20170417-0037012, of said Register's Office.

5. Restrictive Covenants contained in instrument of record as Book 2271, page 541 , said Register's Office.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20160913-0096122, 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 **844 Cherokee Ave, Unit 10, Nashville, Tennessee 37207**.

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 Wesley Wearing, unmarried 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 18th day of March 2026.

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 18th day of March 2026.

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 03.09.27

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $395,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of March 2026.

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 03.09.27