Karen Johnson
Batch # 1404928
04/14/2026 08:49:17 AM
Fees: $13.00 Taxes: $764.05

Davidson County
DEEDWARR
2 pgs

20260414-0030071

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Freda K. Barbee **204 Commerce St** **Old Hickory, Tennessee 37138**	**Regions Bank** **Regions Mortgage** **2050 Parkway Office Circle** **Biringham, AL 35244**	MAP **064** GROUP **09 0** PARCEL **160.00**

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

Freda K. Barbee, Unmarried Woman and Kendal M Summers, Unmarried Man, As Tenants in Common, with rights of survivorship

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 4th Civil District of Davidson County, Tennessee, being the Westerly 50′ of Lots 30, 31 and 32 of Block "K" on the Plan of Hadley's Bend City, of record in Book 421, Page 120, Register's Office for Davidson County. Beginning at a point in the Southwesterly corner of said tract, Northerly side of Commerce Street, at the intersection of a 10′ alley with Commerce Street and proceeding N 6 degrees 27 minutes W 50′, parallel to said 10′ alley, N 68 degrees E, 50′ S 1 degree 17 minutes W 70.67′; N 70 degrees 24 minutes W, 57.33′, parallel to Commerce Street to the point of beginning, containing 0.73 acres, more or less.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from Padgett Law Group, as Substitute Trustee for Magnolia Title, Trustee, dated May 29, 2025 and filed of record June 16, 2025 as Instrument No. 20250616-0046732, 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 Hadley Bend City, of record in Plat Book 421, page 120, 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 **204 Commerce St, Old Hickory, Tennessee 37138.**

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 **Freda K. Barbee, Unmarried Woman and Kendal M Summers, 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 9th day of April 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 9th day of April 2026.

NOTARY PUBLIC
My Commission Expires: 03.09.27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $206,500.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of April 2026.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY