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

Karen Johnson
Batch # 1433300
06/15/2026 09:42:23 AM
Fees: $13.00 Taxes: $1,035.63

Davidson County
DEEDWARR
2 pgs

20260615-0053852

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jesse D Duffy **Natalee A Duffy** **420 Janette Ave** **Goodlettsville, Tennessee 37072**	**FirstBank** **722 Columbia Ave** **Franklin, Tennessee 37064**	MAP **33** GROUP **12 0** PARCEL **087.00**

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

Jesse D Duffy and Natalee A Duffy, husband and wife,

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:

The following real property is situated in the County of Davidson, State of Tennessee, and described as follows:

Lot No. 44 on the Plan of Gateway, Section I, as of record in Book 3300, Pages 39 and 40, Register's Office for said County and State, to which said plan is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from The Sayer Law Group, P.C., as Substitute Trustee for Joseph B. Pitt, Jr., Trustee, dated April 14, 2026 and filed of record April 17, 2026 as Instrument No. 20260417-0031743, 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 Gateway, of record in Plat Book 3300, page 39, said Register's Office.
3. Restrictive Covenants contained in instrument of record as Book 3344, page 582, 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 **420 Janette Ave, Goodlettsville, Tennessee 37072.**

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 GRANTEE, 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 10th day of June 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 10th day of June 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 $279,900.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of June 2026.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY