Karen Johnson
Batch # 1477105
09/24/2026 09:38:20 AM
Fees: $18.00 Taxes: $943.13

Davidson County
DEEDWARR
3 pgs

20260924-0088563

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Holly Perleoni	**U.S. Bank N.A.**	MAP **044**
2426 Sayerville Ave	**2800 Tamarack Road**	GROUP **09 0B**
Old Hickory, Tennessee 37138	**Owensboro, KY 42301**	PARCEL **147.00**

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

Holly Perleoni and Jahaziel Vargas Hernandez, wife and husband,

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 Unit No. 147, Phase 2, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, and in Instrument No. 20210825-0115036, and further see Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C-1" and "C-2" to the Fourth Amendment of record in Instrument No. 20210224-0022939, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Property Fund 629 LLC by Trustee's Deed from Foundation Legal Group, LLP fka Wilson & Associates, PLLC, as Successor Trustee for Attorney's Title Company, Inc., Trustee, dated July 7, 2026 and filed of record July 10, 2026 as Instrument No. 20260710-0062518, 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 Rowhouses at Robinson Road, of record as Plat Instrument No. 20210224-0022939, 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 of record as Instrument No. 20190423-0037385, amended as Instrument Nos. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, and as Instrument No. 20210825-0115036, and further see Attorney's Certificate of record as Instrument No. 20200406-0036201, said Register's Office.
4. Easement for highway purposes of record as Book 4377, page 391, said Register's Office.
5. A 50 feet Tennessee Natural GasTransmission Line across the premises and controlled access area along a portion of Robinson Road and Industrial Drive of record as Plat Book 6200, page 73, as partially abandoned ias Instrument Nos. 20020923-0115686 and 20020923-0115687, said Register's Office.
6. A Rayon City Water Easement of record as Book 5861, page 693, said Register's Office.
7. Easements, conditions, reservations as set forth of record as Book 6274, page 436 and Book 6392, page 453, said Register's Office.
8. Contract of conveyance and non-exclusive easement of record as Book 5861, page 693, said Register's Office.
9. EasementAgreement for roadway, access, and other purposes of record as Book 8421, page 436, said Register's Office.
10. Agreement for Dedication of Easement for Water Mains and Appurtenances of record as Book 11008, page 297, said Register's Office.
11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument Nos. 20011010-0110524 and 20011010-0110526 and 20011010-0110528, said Register's Office.
12. A 50-foot Gas Line Easement and a portion of Gas Line to be abandoned of record as Instrument Nos. 20020923-01105686 and 20020923-0115687, said Register's Office.
13. Notice of Land Use Restrictions of record as Instrument Nos. 20091002-0091660 and 20091002-0091659, said Register's Office.
14. All Matters as shown on the ALTA/ACSM Land Title Survey of Tax Map44, Parcels 41 & 42, Robinson Road at Industrial Drive by Cherry Land Surveying, Inc., Michael H. Charette, Tennessee R.L.S. #2048, dated December 21, 2018 as Job 18234-MHC.
15. 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 **2426 Sayerville Ave, 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 GRANTEES, 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 September 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 September 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 $254,900.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY