Karen Johnson
Batch # 1479264
10/01/2026 02:55:20 PM
Fees: $13.00 Taxes: $2,016.50
Davidson County
DEEDWARR
2 pgs
20261001-0090735

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

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| **Derek Reyes** | **United Wholesale Mortgage** | MAP **141** |
| **1457 Scarcroft Ln** | **485 South Blvd E** | GROUP **05 0A** |
| **Nashville, Tennessee 37221** | **Pontiac, Michigan 48341** | PARCEL **167.00** |

# 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

**Derek Reyes and Hannah Gastiger, 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:

LAND in Davidson County, Tennessee, being Lot No. 167 on the Plan of Final Plat Avondale Park, Phase 2, Section 4 "Cluster Lot Subdivision" as shown on a plat of record in Instrument No. 2011020-80011100, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from Nestor Solutions of Tennessee, LLC, as Substitute Trustee for Hale Title and Escrow, LLC, Trustee, dated August 24, 2026 and filed of record September 1, 2026 as Instrument No. 20260901-0080748, 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 Avondale Park, Phase 2, of record as Instrument No. 20110208-0011100, 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. 20081203-0117452 and amended as 20090331-0028791 and Instrument No. 20101223-0102554, said Register's Office.
4. Easement of record as Book 10748, page 876, said Register's Office.
5. Inspection and Maintenance Agreement for Private Storm Water Management Facilities Easement of record as Instrument No. 20090814-0076610, said Register's Office.
6. Public Ingress/Egress Easement of record as Instrument No. 20160212-0013917, said Register's Office.
7. Charter of Homeowners Association of record as Instrument No. 20081203-0117350, of said Register's Office.
8. Quitclaim Deed to the Homeowner's Association of record as Instrument No. 20170130-0009317, said Register's Office.
9. 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 **1457 Scarcroft Ln, Nashville, Tennessee 37221.**

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 29th 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 29th 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 $545,000.00.

AFFIANT

~~Subscribed~~ and sworn to before me on this 29th day of September 2026.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY