File No.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 204027 DEEDQC
03/11/2019 08:30:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190311-0021693

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-23-23
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1 Public Homes LLC	same	044 05 0 012.00
(NAME) 5133 Harding Pike Ste B10 #185	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

ERIC SOX, a married man

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

1 PUBLIC HOMES LLC,

HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Legal of the Property: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHWESTERLY 55.4 FEET OF LOT NO. 71 AND THE SOUTHEASTERLY 16.9 FEET OF LOT NO. 70 ON THE UNRECORDED PLAN OF SCENIC VIEW SUBDIVISION, AND BEING LOT F, ON THE MAP OF THE RESUBDIVISION OF LOTS 67 TO 74, INCLUSIVE ON SAID PLAN, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF, MADE BY BY JAMES L. MURPHY, JR., DATED APRIL 21, 1959, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF SCENIC VIEW DRIVE, FORMERLY HAVRON AVENUE, 144.6 FEET NORTHWESTERLY FROM THE INTERSECTION OF A 20-FOOT PUBLIC RIGHT-OF-WAY; THENCE WITH THE MARGIN OF SAID AVENUE, NORTH 46 DEGREES 29' WEST 72.3 FEET TO A POINT; THENCE NORTH 43 DEGREES 59' EAST 170.24 FEET TO A POINT; THENCE SOUTH 46 DEGREES 01' EAST 72.3 FEET TO A POINT; THENCE SOUTH 43 DEGREES 59' WEST 169.66 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Eric Sox by Substitute Trustee's Deed from Padgett law Group, Substitute Trustee for Forsythe Title & Escrow, Trustee, dated January 17, 2019, of record as Instrument No. 20190205-0011024, register's Office for Davidson County, Tennessee.

Street Address: The street address of the property is believed to be 123 Scenic View Road, Old Hickory, TN 37138, but such address is not part of the legal of the property. In the event of any discrepancy, the legal of the property herein shall control.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 123 Scenic View Road, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 1 day of March, 2019.

Eric Sox Member
Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Eric Sox, and with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of March, 2019.

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027