Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

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

Karen Johnson Davidson County
Batch# 562733 DEEDWARR
01/28/2021 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210128-0012370

ADDRESS NEW OWNER:
Brittney Ann Danberry
1130 McFerrin Avenue
Nashville, Tennessee 37206

SEND TAX BILL TO:
New Owner

MORTGAGEE
Highlands Residential mtg
101 Westpark Dr #110
Brentwood, Tn 37027

MAP 082
GROUP 04 0
PARCEL 177.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **1 Public Homes, LLC., a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Brittney Ann Danberry, a single woman**, hereinafter called the "GRANTEE", her 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. 4 on the Map of Thornby Place, as of record in Book 332, page 3, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the westerly side of McFerrin Avenue and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to 1 Public Homes, LLC, by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., Substitute Trustee for Westcor Land Title Insurance Company, dated January 16, 2020 and filed of record January 21, 2020 in Instrument Number 20200121-0006878, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years
2. Matters shown on the recorded plat of Thornby Place, of record in Book 332, Page 3, 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 1130 McFerrin Avenue, Nashville, Tennessee 37206.

Such 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 Brittney Ann Danberry, a single woman, her heirs and assigns, forever, and, GRANTOR does

covenant with the said GRANTEE 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 GRANTEE, her 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 26th day of January, 2021.

1 Public Homes, LLC., a Tennessee limited liability company

Eric Sox Member

By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox,** 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, Member** of **1 Public Homes, LLC., a Tennessee limited liability company,** the within named bargainor, **Eric Sox,** and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Tennessee limited liability company as such Member.

WITNESS my hand and official seal at office this 26th day of January, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

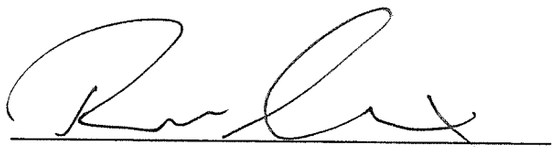
Subscribed and sworn to before me on this 26th day of January, 2021.

Tabatha Edwards
NOTARY PUBLIC
My Commission Expires: 11-6-23

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

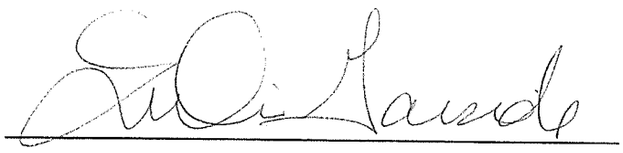


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

