Karen Johnson Davidson County
Batch# 722980 DEEDWARRSP
09/23/2021 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $776.63
20210923-0128184

SPECIAL WARRANTY DEED

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS
|$209,900.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|21st DAY OF |September, 2021
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL) 3.17.2024

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 075
Melissa Smelser 377 Monaco Drive Hermitage, Tennessee 37076	NewOwner _____ _____, _____ _____	GROUP 06 0A PARCEL 094.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

1 Public Homes, LLC., a Tennessee Limited Liability Company

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Melissa Smelser

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND IN DAVIDSON COUNTY BEING UNIT 343-B ON THE PLAN OF AS SHOWN ON THE MASTER DEED OF HERMITAGE VILLA DAVIDSON COUNTY TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to 1 Public Homes, LLC, by Substitute Trustee's Deed from Robert J. Solomon, as Successor Trustee, dated February 9, 2021 and filed of record March 5, 2021 in Instrument No. 20210305-0028862, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **377 Monaco Drive, Hermitage, Tennessee 37076.**

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 above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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 my hand and official seal at office this 21st day of September, 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 **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 Special 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 21st day of September, 2021.

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

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PLEASE RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

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

Certificate of Authenticity

I, Russell J. McCann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

9/21/21.

Date

Affiant Signature

September 21, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21st day of September, 2021

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)