Karen Johnson Davidson County
Batch# 787622 DEEDWARR
01/11/2022 12:40:38 PM 2 pgs
Fees: $13.00 Taxes: $1,487.40
20220111-0003480

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

ADDRESS NEW OWNER:
Erin Brooke Day
3805 Eckhart Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee Address

MORTGAGEE
Highlands Residential Mortgage Ltd
30 Burton Hills Blvd Ste 400
Nashville, Tennessee 37215

MAP 133
GROUP 12 0
PARCEL 267.00

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, **Real Estate Rentals LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Erin Brooke Day and Phillip Michael Day, 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 Lot No. 96 on the Plan of Greenwood Hills, Section Four, as of record in Book 4955, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 1 Public Homes, LLC, by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., as Substitute Trustee, dated December 19, 2018 and filed of record January 2, 2019 in Instrument No. 20190102-0000356, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed to Real Estate Rentals LLC, a Tennessee limited liability company, dated June 16, 2021 and filed of record June 21, 2021 in Instrument No. 20210621-0082989, said Register's Office.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years.
2. Matters shown on the recorded plat of Greenwood Hills, of record in Book 4955, Page 49, 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 3805 Eckhart Drive, Nashville, Tennessee 37211.

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 Erin Brooke Day and Phillip Michael Day, wife and husband, 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 GRANTEES, 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 4th day of January, 2022.

Real Estate Rentals LLC, a Tennessee limited liability company

Eric Sox Member

By: Eric Sox, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Manager** 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, Manager** of **Real Estate Rentals LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, and that he as such Manager, 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 Manager.

WITNESS my hand and official seal at office this 4th day of January, 2022.

NOTARY PUBLIC
My Commission Expires: 03-07-23

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 $402,000.00.

Eric Bruce Sox

AFFIANT

Subscribed and sworn to before me on this 4th day of January, 2022.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY