Karen Johnson Davidson County
Batch# 927109 DEEDWARR
10/07/2022 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20221007-0110894

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-359

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jason Shields	Same as owner	105 11 2D 057.00CO
(NAME) 1609 Marshall Hollow Drive, 302	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **1 Public Homes, LLC, a** Tennessee **Limited Liability Company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Jason Shields, a single man** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Being, land in Davidson County, Tennessee, being Unit No. B39-302 on the Plan of Southgate Condos, a Condominium Development, of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20180118-0005186, as amended in Instrument Nos. 20190613-0057134 and 20210303-0027897 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chelsea Gartner, an unmarried person, by Warranty Deed from Southgate Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190923-0096537, in the Register's Office of Davidson County, Tennessee, dated September 18, 2019 and recorded on September 23, 2019.

Being the same property conveyed to 1 Public Homes, LLC, by Successor Trustee's Deed from Scott D. Weiss, Successor Trustee, of record in Instrument No. 20220831-0098348, in the Register's Office of Davidson County, Tennessee, dated August 31, 2022 and recorded on August 31, 2022.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1609 Marshall Hollow Drive, 302, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 6th day of October, 2022.

GRANTOR:

1 Public Homes, LLC

By: _____
Name: Eric Sox
Title: member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a notary public in and for said County and State, 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/herself to be the Member of 1 Public Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Member.

WITNESS my hand, at office, this 5 day of October, 2022.

_____
Notary Public
My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 October 6, 2022.

Signature
Date: October 6, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 6th day of October, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD