Karen Johnson Davidson County
Batch# 928621 DEEDWARR
10/12/2022 10:44:05 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20221012-0111795

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

ADDRESS NEW OWNER:
Music City Real Estate Flipping, LLC
1677 54th Ave North Apt 316
Nashville, Tennessee 37209

SEND TAX BILL TO:
Easy Street Capital Investments
1201 East Cesar Chavez Street
Austin, Texas 78702

MORTGAGEE
Easy Street Capital Investments, LLC
1201 East Cesar Chavez Street
Austin, Texas 78702

MAP 081
GROUP 15 0
PARCEL 240.00

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 **Music City Real Estate Flipping, LLC, a Tennessee Limited Liability Company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 334 on the Plan of D.T. McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 334 fronts 40 feet on the northerly side of Underwood Street and runs back 128 feet, more or less, on the easterly line and 115 feet on the westerly line with the easterly margin of an alley, to the southerly line of Lot No. 334, measuring 40 feet thereon.

Being the same property conveyed to 1 Public Homes LLC by Substitute Trustee's Deed from Padgett Law Group, September 22, 2022 and filed of record October 5, 2022 in Instrument No. 20221005-0109677, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of D.T. McGavock and Others, of record in Book 21, Page 41, 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 1608 Underwood Street, Nashville, Tennessee 37208.

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 Music City Real Estate Flipping, LLC, a Tennessee Limited Liability Company, its successors 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, its successors 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 11th day of October 2022.

1 Public Homes LLC., a Tennessee Limited Liability Company

By: Eric Sox, Managing 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 **Managing Member of 1 Public Homes LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, 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 Managing Member.

WITNESS my hand and official seal at office this 11th day of October 2022.

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 $315,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of October 2022.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY