Karen Johnson Davidson County
Batch# 932403 DEEDWARR
10/21/2022 09:55:45 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20221021-0114727

Prepared by and Return to:
DLO/FOREMAN WATSON LAND TITLE
101 SE Parkway Court, STE 220
Franklin, TN 37064-3982

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

ADDRESS NEW OWNER:
Terry Obee
225 Still Spring Hollow Court
Nashville TN 37221

SEND TAX BILL TO:
Bank of Kentucky
1950 Scottsville Rd
Bowling Green, KY 42104

MORTGAGEE
Bank of Kentucky
1950 Scottsville Rd
Bowling Green, KY 42104

MAP 081
GROUP 10 0
PARCEL 192.00

# 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 **OB Investment Group, 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:

Land in Davidson County, Tennessee, being Lot No. 134 and the southerly 10 feet of Lot No. 133 of Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, Page 155, Register's office for said County.

Being the same property conveyed to 1 Public Homes by Judicial Foreclosure Sale Court Decree from Clerk & Master of Nashville Davidson County, Tennessee, dated October 3, 2022 and filed of record October 7, 2022 in Instrument 20221007-0110638, 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 Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, of record in Book 161, Page 155, said Register's Office.
3. Property is subject to any and all restrictions and utility easements of record in Register's Office for Davison County.

This is improved property known as 1709 24th Avenue North, Nashville, Tennessee 37209.

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 **OB Investment Group, 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 20th 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 20th 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~~ Williamson )

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of October 2022.

NOTARY PUBLIC
My Commission Expires: 7/28/25

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY