Karen Johnson Davidson County
Batch# 945403 DEEDWARR
11/29/2022 09:26:25 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20221129-0125047

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:
OB Investment Group, LLC,
225 Still Spring Hollow Court
Nashville TN 37221

SEND TAX BILL TO:
SAME AS OWNER

MAP 025
GROUP 11 0
PARCEL 004.00

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 located in Davidson County, Tennessee, and being Lot No. 67 on the plan of Section Three, Ranchwood Estates, as shown by plat of record in Plat Book 3300, Page 59, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to 1 Public Homes LLC by Substitute Trustee's Deed from Mickel Law Firm, P.A., as Substitute Trustee, for Forsythe Title, Trustee, dated October 6, 2022 and filed of record October 14, 2022 in Instrument No. 20221014-0112549, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the recorded plat of Ranchwood Estates, of record in Book 3300, Page 59, said Register's Office.
3. Restrictive Covenants contained in instrument of record, Book 3398, Page 479, said Register's Office.
4. Sanitary Sewer Easement of record, Book 5847, Page 932, said Register's Office.
5. Property is subject to any and all restrictions and utility easement of record in Register's Office for Davidson County.

This is improved property known as 422 A-B Rosehill Drive, Goodlettsville, Tennessee 37072.

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 23rd day of November 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 23rd day of November 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 $250,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of November 2022.

NOTARY PUBLIC
My Commission Expires: 7/28/25

KATIE LEE RICE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY