Karen Johnson Davidson County
Batch# 963479 DEEDWARR
01/23/2023 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20230123-0005220

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

ADDRESS NEW OWNER:
Osama Hezkyal
1403 Fairview Dr.
Mt. Juliet TN 37122

SEND TAX BILL TO:
SAME AS OWNER

MAP 108
GROUP 16 0
PARCEL 173.00

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, **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 **Osama Hezkyal, a married man** 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:

Being Lot No. 56-A Zone Lot Division, Lot 56, Percy Priest Woods, Section III, as of record in Book 6250, Page 148, amending Plat Book 5200, Page 789, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete 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 for Gober Title and Escrow, Trustee, dated August 25, 2022 and filed of record September 15, 2022 in Instrument No. 20220915-0103146, 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 Percy Priest Woods, of record in Book 6250, Page 148, 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 1106 Oakway Court, Nashville, Tennessee 37214.

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 Osama Hezkyal, a married man 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 20th day of January, 2023.

1 Public Homes LLC., a Tennessee Limited Liability Company

EC Sox Member

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 January, 2023.

James Smith

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 $199,900.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of January, 2023.

NOTARY PUBLIC
My Commission Expires 9.2.2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

True Copy Certification

I, Jennifer Harris, 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 1-23-2023 (date of document).

Affiant Signature

1-23-2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of January 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY