Karen Johnson Davidson County
Batch# 969697 DEEDWARR
02/13/2023 10:13:25 AM 2 pgs
Fees: $13.00 Taxes: $643.80
20230213-0010245

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

ADDRESS NEW OWNER:
Naomi S. Bannister
1779 Cayce Spring Road
Thompson Station TN 37179

SEND TAX BILL TO:
SAME AS OWNER

MAP 043
GROUP 10 0 B
PARCEL 082.00

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

IRA Innovations LLC as custodian FBO Naomi S Bannister, IRA, as to a 91% undivided interest

And

IRA Innovations LLC as custodian FBO Jordan Bannister, IRA, as to a 9% undivided interest,

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 Unit No. D-82 on the Plan of Madison Park Condominium, Phase II, according to the Master Deed of record in Book 5462, page 614, as corrected by Book 5608, page 551, and Amended by Book 8014, page 416, in the Register's Office of Davidson County, more particularly described in Plat Book 5200, pages 179 through 182, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular 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 Southeast Title, Trustee, dated September 16, 2022 and filed of record September 26, 2022 in Instrument No. 20220926-0106471, 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 Madison Park Condominium, Phase 2, of record in Book 5200, Page 179, said Register's Office.
3. Master Deed of record Book 5462, Page 614 and corrected in Book 5608, Page 551 and amended in Book 8014, Page 416, said Register's Office.

4. 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 555 N DuPont Avenue Unit D-82, Madison, Tennessee 37115.

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 IRA Innovations LLC as custodian FBO Naomi S Bannister, IRA, as to a 91% undivided interest and IRA Innovations LLC as custodian FBO Jordan Bannister, IRA, as to a 9% undivided interest, 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 8th day of February 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, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, 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 8th day of February 2023.

Rachel L. Hardaway

NOTARY PUBLIC
My Commission Expires: APR 2 6 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $174,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of February 2023.

Rachel L. Hardaway

NOTARY PUBLIC
My Commission Expires: APR 2 6 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY