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

Karen Johnson Davidson County
Batch# 969699 **DEEDWARR**
02/13/2023 10:18:06 AM 2 pgs
Fees: $13.00 Taxes: $1,542.90

20230213-0010248

ADDRESS NEW OWNER:
Chris Thomas
128 Dylan Woods Drive
Nolensville, TN 37135

SEND TAX BILL TO:
SAME AS OWNER

MAP 083
GROUP 04 0
PARCEL 002.00

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

Chris Thomas Homes, 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(s) 9, as shown on the map entitled Revised Plan of Peerman Heights, Section 3, of record in Plat Book 2854, Page(s) 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George Brandt by Trustee's Deed from James E. Albertelli, P.A. dba ALAW, as Successor Trustee, for Robert M. Wilson, Jr, Attorney, Trustee, dated November 14, 2022 and filed of record November 16, 2022 in Instrument No. 20221116-0122088, Register's Office for Davidson county, Tennessee. Further conveyed by Quitclaim Deed to 1 Public Homes LLC, a Tennessee limited liability company, dated January 19, 2023 and filed of record January 25, 2023 in Instrument No. 20230125-0005617, said Register's Office.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the recorded plat of Peerman Heights, of record in Book 2854, Page 36, 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 310 McKennell Drive, Nashville, Tennessee 37206.

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 Chris Thomas Homes, 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 9th day of February 2023.

1 Public Homes, LLC, a Tennessee limited liability company

[redacted] Eric 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 9th day of February 2023.

[redacted] Rachel L. Hardaway

NOTARY PUBLIC APR 2 6 2026
My Commission Expires: _____

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 $417,000.00.

[redacted]

AFFIANT

Subscribed and sworn to before me on this 9th day of February 2023.

[redacted] Rachel L. Hardaway

NOTARY PUBLIC
My Commission Expires: APR 2 6 2026

RACHEL L. HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY