AuthentiSign ID D4A0ADE4-10CF-ED11-BA77-14CB652F4F5B

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

Karen Johnson Davidson County
Batch# 989843 **DEEDWARR**
04/10/2023 11 08 10 AM 2 pgs
Fees $13 00 Taxes $425 50

20230410-0025684

ADDRESS NEW OWNER
Andrew Mhley
572 W Broad St, # 288
Hazelton, PA 18201

SEND TAX BILL TO
SAME AS OWNER

MAP 147
GROUP 03 0A
PARCEL 013 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

Andrew Mhley,

hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit

Unit A-13, of Harding Place Condominium created under Title 66, Chapter 27, Section 101, et seq , as amended, Tennessee Code Annotated, and as established by Master Deed, of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Page 571-572, said Register's Office for a more complete identification and description of said unit

Being the same property conveyed to 1 Public Homes, LLC, by Successor Trustee's Deed from David M Anthony, as Successor Trustee, dated October 4, 2022 and filed of record October 7, 2022 in Instrument No 20221007-0110637, 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 Harding Place Condominium, of record in Book 5200, Page 571 and 572, said Register's Office
3. Master Deed of record, Book 6104, Page 725, said Register's Office
4. By-Laws contained in instrument of record, Book 6104, Page 763, said Register's Office
5. 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

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This is improved property known as 441 Harding Pl, Unit A-13, Nashville, Tennessee 37211

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 Andrew Mhley, his heirs 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, his 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 31st day of March 2023

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, 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 31st day of March 2023

NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $115,000 00

AFFIANT

Subscribed and sworn to before me on this 31st day of March 2023

NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD