Karen Johnson Davidson County
Batch# 1018261 DEEDWARR
06/23/2023 09 51 24 AM 2 pgs
Fees $13 00 Taxes $1,220 63
20230623-0047841

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

ADDRESS NEW OWNER
Marissa Reid
371 Harbor Village Drive
Madison, Tennessee 37115

SEND TAX BILL TO
FirstBank, ISAOA/ATIMA
318 Seaboard Lane
Franklin, Tennessee 37067

MORTGAGEE
FirstBank, ISAOA/ATIMA
318 Seaboard Lane
Franklin, Tennessee 37067

MAP 034
GROUP 07 0A
PARCEL 116 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

Marissa Reid, a single woman,

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

The Land referred to herein below is situated in the County of Davidson, State of TN, and is described as follows

All that certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit

Situated in Davidson County, Tennessee, being Lot No 96 on the Plan of Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements according to the Declaration of Covenants of the plat attached thereto in Instrument No 20030723-0102986, which revives and amends Instrument No 20030611-0080857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to 1 Public Homes LLC by Substitute Trustees's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee, for Mark Rosser, Trustee, dated January 30, 2023 and filed of record February 8, 2023 in Instrument No 20230208-0009328, 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 Harbor Village, Phase IV, Rev 1, of record in Instrument No 20030611-0080857, said Register's Office
3 Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record Instrument No 20030723-0102986 and amended in Instrument No 20050120-0007505 and corrected in Instrument No 20050729-0088636, 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 371 Harbor Village Drive, 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 **Marissa Reid, a single woman,** her 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, her 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 8th day of June 2023

1 Public Homes LLC., a Tennessee Limited Liability Company

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 June 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 $329,900 00

AFFIANT

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

NOTARY PUBLIC
My Commission Expires 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY