Karen Johnson Davidson County
Batch# 1018267 DEEDWARR
06/23/2023 10 01 50 AM 2 pgs
Fees $13 00 Taxes $1,591 00
20230623-0047850

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

ADDRESS NEW OWNER:
Robert Matthew Hartman
9107 Sawyer Brown Road
Nashville, Tennessee 37221

SEND TAX BILL TO:
SAME AS OWNER

MAP 142
GROUP 09 0H
PARCEL 025.00

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

Robert Matthew Hartman and Carol F Hartman, husband and wife,

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:

Situated in the County of Davidson and State of Tennessee:

Unit No. 9107, together with the carport designated No 9107-C, in River Plantation, Section IX, Phase I, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, et seq. Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to 1 Public Homes, LLC, by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee for Wade Lindsey, Trustee, dated September 20, 2022 and filed of record September 28, 2022 in Instrument No. 20220928-0107237, 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 River Plantation, Phase 1, of record in Book 7900, Page 98, said Register's Office
3. Restrictive Covenants contained in instrument of record in Book 7389, Page 924, said Register's Office
4. Master Deed of record in Book 8061, Page 341 and amended in Instrument No 20041124-0140994, said Register's Office
5. By-Laws contained of record in Instrument No 20180501-0041146, said Register's Office
6. 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 9107 Sawyer Brown Road, Nashville, Tennessee 37221.

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 **Robert Matthew Hartman and Carol F Hartman, husband and wife**, 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 22nd day of June, 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 22nd 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 $430,000 00

AFFIANT

Subscribed and sworn to before me on this 22nd day of June, 2023

NOTARY PUBLIC
My Commission Expires February 21, 2027

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