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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-RMX-23-530

ADDRESS NEW OWNER
Turnkey Builders LLC
909 Thomas Ave
Ste D
Nashville TN 37216

SEND TAX BILL TO:
NEW OWNER

Karen Johnson Davidson County
Batch# 1039265 **DEEDWARR**
08/16/2023 03 16 23 PM 2 pgs
Fees $13 00 Taxes $1,128 50

20230816-0063999

MAP 071
GROUP 08 0
PARCEL 344.00

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

Turnkey Builders LLC,

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 No. 21 on the Map of Rawls Home Corporation, Subdivision, as of record in Book 1130, page 33, Register's Office for said County

Said Lot No. 21 fronts 50 feet on the southerly side of Trinity Lane, and runs back between parallel lines 184 feet to a dead line.

Being the same property conveyed to 1 Public Homes, LLC, by Successor Trustee's Deed from Daniel L. Wischhof, as Substitute Trustee for Russell E. Freeman, Trustee, dated April 10, 2023 and filed of record April 14, 2023 in Instrument No. 20230414-0027473, 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 Rawls Home Corporation, of record in Plat Book 1130, Page 33, said Register's Office
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record, Book 5980, Page 43, said Register's Office
4. Temporary Right-of-Way Construction Easement of record, Book 5732, Page 277, 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.

This is improved property known as 530 E Trinity Lane, Nashville, Tennessee 37207. 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 **Turnkey Builders LLC,** 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 14th day of August 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 14th day of August 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 $305,000 00

_____
AFFIANT

Subscribed and sworn to before me on this 14th day of August 2023

_____
NOTARY PUBLIC
My Commission Expires _____

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025