Karen Johnson
Batch # 1104426
02/26/2024 09:38:43 AM
Fees: $13.00 Taxes: $832.50

Davidson County
DEEDWARR
2 pgs

20240226-0012819

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$225,000.00

Marilyn Faye Kirby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF February, 2024.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: February 21, 2027
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
1 Public Homes LLC **5133 Harding Pk Ste B10 #185** **Nashville, TN 37205**	**SAME AS OWNER**	MAP 075 GROUP 13 0 PARCEL 052.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Marilyn Faye Kirby, a widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

1 Public Homes LLC, a Tennessee limited liability company

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 251 on the Plan of Hermitage Hills, Section 2, Revised, of record in Book 2900, Page 112, Register's Office for said County.

Said Lot No. 251 fronts 80.0 feet on the northeasterly margin of Jacksonian Drive and extends back between lines measuring 147.5 feet on the northwesterly side and 142.1 feet on the southeasterly side to a dead line in the rear on which it measures 90.9 feet thereon.

Being the same property conveyed to Marilyn Faye Kirby and husband, Carl Kirby, by Warranty Deed from Charrey Joan Farr N/K/A Charrey Joan Sissom, joined by her husband, Royce Avon Sissom, dated May 7, 2010 and filed of record May 13, 2010 in Instrument No. 20100513-0036922, Register's Office for Davidson County, Tennessee. Carl Kirby having predeceased his wife on January 29, 2024 leaving her sole owner by operation of law.

This conveyance is made subject to the following:

1) 2024 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **229 Jacksonian Drive, Hermitage, Tennessee 37076.**

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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 my hand and official seal at office this 23rd day of February, 2024.

Marilyn Faye Kirby

[redacted]

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Marilyn Faye Kirby, a widow, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of February, 2024.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

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

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027