Karen Johnson
Batch # 1126009
04/23/2024 09:55:51 AM
Fees: $13.00 Taxes: $1,220.63
Davidson County
DEEDWARR
2 pgs
20240423-0029046

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Kimberly A. Arriaga **549 Doral Country Drive** **Nashville, Tennessee 37221**	**Guaranteed Rate Inc.,** **3940 N Ravevnwood Ave** **Chicago, Illinois 60613**	MAP **142** GROUP **06 0D** PARCEL **064.00**

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 LLCa Tennessee Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Kimberly A. Arriaga, unmarried,

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:

LAND in Davidson County, Tennessee, being Unit 36A on the Plan of Section Seven Doral Country Villa of record in Plat Book 5200 Page 223, Register's Office for said County, to which plan reference is made for a more accurate description, together with the appurtenant interest in common elements of Doral Country Villa, Section VII, a Horizontal Property Regime established by master Deed and By-Laws of record in Book 5532, Page 5623, Page 252, said Register's Office.

Being the same property conveyed to 1 Public Homes LLC by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee for Yale Riley, Trustee, dated August 4, 2023 and filed of record August 11, 2023 in Instrument No. 20230811-0062483, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2024 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Doral Country Villa, of record in Book 5200, Page 223, said Register's Office.
3. Master Deed of record in Book 5532, Page 727 and amended in Book 5623, Page 252, said Register's Office.
4. Charter of Homeowners Association of record in Book 5544, Page 463, of said Register's Office.

This is improved property known as **549 Doral Country Drive, Nashville, Tennessee 37221.**

Such an 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 Kimberly A. Arriaga, unmarried, 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 their heirs and assigns, 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 19th day of April 2024.

1 Public Homes LLCa Tennessee Limited Liability Company

EC Sox number

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,** 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 19th day of April 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $329,900.00.

Kimberly A. Arriaga
AFFIANT

Subscribed and sworn to before me on this 19th day of April 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY