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

Karen Johnson Davidson County
Batch# 1136101 DEEDWARR
05/16/2024 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $872.83
20240516-0036485

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Hira Paola Velasquez Hernandez **5172 Hunters Point Lane** **Hermitage, Tennessee 37076**	**SAME AS OWNER**	MAP 098 GROUP 05 0 PARCEL 181.00

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

Hira Paola Velasquez Hernandez, an unmarried woman,

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 situated in the County of Davidson in the State of TN, land in the 2nd Civil District of Davidson County, Tennessee, being Lot Number 31-B, Zone Lot Division of Lots 30 & 31, on the Plan of Hunters Point Subdivision, as of record in Book 6250, Page 774, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 1 Public Homes LLC by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee for Yale Riley, Trustee, dated August 4, 2023 and filed of record August 16, 2023 in Instrument No. 20230816-0063842, 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 Hunters Point, of record in Plat Book 6250, Page 774, said Register's Office.
3. Restrictive Covenants contained in instrument of record, Book 3814, Page 592 and Book 3897, Page 925 and Book 6207, Page 609 and Book 6250, Page 774, said Register's Office.

This is improved property known as **5172 Hunters Point Lane, Hermitage, Tennessee 37076.**

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 Hira Paola Velasquez Hernandez, an unmarried woman, 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 14th day of May, 2024.

1 Public Homes, LLC, a Tennessee Limited Liability Company

EC Sox Member
By: Eric Sox, Managing Member

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox**, 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 the 14th day of May, 2024.

Rachel L. Hardaway
NOTARY PUBLIC
My Commission Expires: APR 22 2026

STATE OF Tennessee)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $235,900.00.

Nina Mayhew
AFFIANT

Subscribed and sworn to before me on the 15th day of May, 2024.

L-Myers
NOTARY PUBLIC
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Lutece Bone, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 05/14/2024 (date of document).

Affiant Signature

05/16/2024
Date

State of TN

County of WILSON

Sworn to and subscribed before me this 16th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 03-02-2028

NOTARY'S SEAL

