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

Karen Johnson Davidson County
Batch# 1137369 DEEDWARR
05/20/2024 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $945.35
20240520-0037499

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Smoke Mountain. LLC **9744 Turner Lane** **Brentwood, TN 37027**	**SAME AS OWNER**	MAP **075** GROUP **13 0** PARCEL **052.00**

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, Tennessee Limited Liability Company

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

Smoke Mountain LLC, a Tennessee Limited Liability Company,

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:

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 1 Public Homes LLC, a Tennessee limited liability company, by Warranty Deed from Marilyn Faye Kirby, a widow, dated February 23, 2024 and filed of record February 26, 2024 in Instrument No. 20240226-0012819, 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 Hermitage Hills, of record in Book 2900, Page 112, said Register's Office.
3. Restrictive Covenants contained in instrument of record, Book 3096, Page 5, said Register's Office.

This is improved property known as **229 Jacksonian Drive, 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 Smoke Mountain LLC, a Tennessee Limited Liability Company, 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 20th day of May, 2024.

1 Public Homes LLC, a Tennessee limited liability company, a Tennessee Limited Liability Company

Member

By: Eric Sox, Managing Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

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, 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 the 20th day of May, 2024.

NOTARY PUBLIC
My Commission Expires: APR 22 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $255,500.00.

AFFIANT

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me on this the 20th day of May, 2024.

NOTARY PUBLIC
My Commission Expires: 3.3.2025

Certificate of Authenticity

I, ~~Holly A. Mason~~ Cari Allen, 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 May 20, 2024.

Affiant Signature

5-20-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of May, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026