Karen Johnson
Batch # 1137502
05/21/2024 09:41:15 AM
Fees: $13.00 Taxes: $929.07

Davidson County
DEEDWARR
2 pgs

20240521-0037683

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Ahsen Chaudry **2819 Vaulx Lane** **Nashville, TN 37204**	**SAME AS OWNER**	MAP **119** GROUP **05 0** PARCEL **415.00**

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

Ahsen Chaudhry, 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:

SITUATED in Davidson County, Tennessee:

BEING Lot No. 20 on the map of the Resubdivision of certain blocks of Cumberland Nurseries of record in Book 161, Page 139, Register's Office for said County.

Being the same property conveyed to 1 Public Homes LLC by Trustee's Deed from James E. Albertelli, P.A. dba ALAW, as Successor Trustee for U.S. Bank Trust Company, National Association, Trustee, dated December 20, 2023 and filed of record January 2, 2024 in Instrument No. 20240102-0000234, 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 Cumberland Nurseries, of record in Plat Book 161, Page 139, said Register's Office.

This is improved property known as **203 Elberta Street, Nashville, Tennessee 37210.**

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 Ahsen Chaudry, 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 15th day of May 2024.

1 Public Homes LLC, a Tennessee Limited Liability Company

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,** 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 15th day of May 2024.

NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF _____)

The actual value or consideration, whichever is greater, for this transfer is $251,100.00.

~~AFFIANT~~

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

NOTARY PUBLIC
My Commission Expires: 03.09.27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY