Karen Johnson
Batch # 1167436
08/12/2024 12:53:21 PM
Fees: $13.00 Taxes: $1,280.20
Davidson County
DEEDWARR
2 pgs
20240812-0060521

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Maureen Bacon **2508 Mashburn Road** **Nashville, Tennessee 37210**	**SAME AS OWNER**	MAP **119** GROUP **07 0** PARCEL **086.00**

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

Maureen Bacon and Steve Dietrich, wife and husband,

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 Lot Number 74 on the Polan of Laurel Acres Subdivision, as of record in Book 2133, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to 1 Public Homes LLC by Substitute Trustee's Deed from LLG Trustee TN LLC, as Substitute Trustee for Michael T. Logan, Trustee, dated November 29, 2023 and filed of record December 6, 2023 in Instrument No. 20231206-0094288, 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 Laurel Acres, of record in Plat Book 2133, Page 122, said Register's Office.

This is improved property known as **2508 Mashburn Road, 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 Maureen Bacon and Steve Dietrich, wife and husband, 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 7th day of August 2024.

1 Public Homes LLC, a Tennessee Limited Liability Company

EC Sox 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,** 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 a Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 7th day of August 2024.

Rachel L. Hardaway
NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $346,000.00.

Jane Smith
AFFIANT

Subscribed and sworn to before me on this 7th day of August 2024.

Rachel L. Hardaway
NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY