Karen Johnson Davidson County
Batch # 1172170 DEEDWARR
08/20/2024 09:55:44 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20240820-0063684

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Babar Shah **504 Sand Ct** **Antioch, TN 37013**	**SAME AS OWNER**	MAP **165** GROUP **14 0** PARCEL **054.00**

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

Shah Hardwood Flooring, 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. 47, Section Three on the Plan of Peppertree Forest, Planned Unit Development as of record in Plat Book 7900, Page 249, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to 1 Public homes, LLC, by Successor Trustee's Deed from Robert J. Notestine III, as Successor Trustee for Michael A Fearnley, Trustee, dated March 28, 2024 and filed of record April 3, 2024, 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 Peppertree Forest, of record in Plat Book 7900 249, said Register's Office. Includes a 10-foot public utility and drainage easement along the rear lot line.
3. Said easement widened and revised by easement of record in Book 8367, Page 501, said Register's Office.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8757, Page 607 and amended in Book 9157, Page 711 and Book 9287, Page 698 and Book 9455, Page 801 and Book 9664, Page 162, said Register's Office.
5. By-Laws contained in instrument of record Book 8757, Page 623 and Articles of Incorporation for Peppertree Forest Homeowners Association, Inc., of record in Book 8757, Page 639, said Register's Office.

This is improved property known as **1120 Bluewillow Court, Antioch, Tennessee 37013**.

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 Shah Hardwood Flooring, LLC, 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 August 2024.

1 Public Homes, LLC, a Tennessee Limited Liability Company

Eric 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 19th day of August 2024.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $260,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD