Karen Johnson Davidson County
Batch # 1202550 DEEDWARR
11/07/2024 09:50:27 AM 2 pgs
Fees: $13.00 Taxes: $1,472.23
20241107-0086607

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

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| **Erin Delaney Olay** | **Crosscountry Mortgage, LLC,** | MAP **153** |
| **1017 Pawnee Trail** | **2160 Superior Ave** | GROUP **09 0 B** |
| **Madison, Tennessee 37115** | **Cleveland, OH 44114** | PARCEL **180.00** |

# 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

**Erin Delaney Olay**, A Single 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:

The LAND hereinafter referred to is situated in the City of Madison, County of Davidson, State of TN, and is described as follows:

Being Lot No. 95, Section Five, Cumberland Station at Wilson Camp Subdivision, as shown on Plat of Record in Instrument #20060118-0006553, in the Register's Office, Davidson County, TN.

Being the same property conveyed to 1 Public Homes LLC, by Substitute Trustee's Deed from Robertson, Anschutz, Schneid, Crane & Partners, PLLC as Substitute Trustee for National Registered Agents Inc., Trustee, dated August 12, 2024 and filed of record August 20, 2024 in Instrument No. 20240820-0063801, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2025 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Cumberland Station at Wilson Camp, of record in Plat Book instrument No. 20060118-0006553, said Register's Office.
3. Matters shown on the survey of Walter Davidson & Associates, Job No. 9643, dated December 15, 1996, revised, 2/26/97, 7/29/97 and 8/27/97 including, but not limited to the following:
4. (a) Curbing, guy wire and power pole encroach on the property in the northwest corner at Cheyenne Court:
5. (b) Cemetery and easement for ingress and egress thereto;
6. (c) Ballfield fence and chalked dugout encroach on southwest corner of the property; and
7. (d) A portion of the property on the eastern and northern boundaries is in the 100 year flood plain.
8. Charter of Homeowners Association of record in Instrument No. 20011017-0113082, of said Register's Office.0113082
9. 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 Instrument No. 20011015-0112096, said Register's Office.
10. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **1017 Pawnee Trail, Madison, Tennessee 37115**.

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 **Erin Delaney Olay**, A Single 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 5th day of November 2024.

**1 Public Homes, LLC, a Tennessee Limited Liability Company**

By: Eric Sox, Managing Member

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Managing Member** 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 5th day of November 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 Davidson )

The actual value or consideration, whichever is greater, for this transfer is $397,900.00.

Erin Delaney Olay
AFFIANT

Subscribed and sworn to before me on this 5th day of November 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY