Karen Johnson Davidson County
Batch # 1213111 DEEDWARR
12/06/2024 12 20 30 PM 2 pgs
Fees $13 00 Taxes $1,119 25
20241206-0094880

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

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Evelyn Gonzalez **16424 NW 24th Street** **Pembroke Pines, Florida 33028**	**SAME AS OWNER**	MAP **081** GROUP **07 0** PARCEL **622.00**

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

Evelyn Gonzalez, an unmarried person, as to a 50% undivided interest
And
Chris Studebaker, an unmarried person, as to a 50% undivided interest,

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 No. 60 on the revised final plan of Looby Heights, as of record in Book 7900, page 230, said Register's Office, to which plan reference is hereby made for a more accurate description of said Lot.

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 U.S. Bank Trust Company, National Association, Trustee, dated June 3, 2024 and filed of record June 17, 2024 in Instrument No. 20240617-0045287, 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

This is improved property known as **1107 Alexander Cir, Nashville, Tennessee 37208.**

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 **Evelyn Gonzalez, an unmarried person, as to a 50% undivided interest and Chris Studebaker, an unmarried person, as to a 50% undivided interest**, 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 3rd day of December 2024

1 Public Homes, LLC, a Tennessee limited liability company

By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, 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, 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 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 Member.

WITNESS my hand and official seal at office this 3rd day of December 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 $302,500.00

AFFIANT

Subscribed and sworn to before me on this 3rd day of December 2024.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

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