Karen Johnson Davidson County
Batch # 1215501 DEEDWARR
12/12/2024 10 41 18 AM 2 pgs
Fees $13 00 Taxes $540 20
20241212-0096549

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

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Jason Nicholson **4916 Ottenville Ave** **Antioch, Tennessee 37013**	**SAME AS OWNER**	MAP **163** GROUP **00 0** PARCEL **016.00**

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

Jason Nicholson and Carrie Nicholson, husband and wife,

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. 37 on the Plan of Shields Antioch Lands, of record in Book 57, page 111, Register's Office for Davidson County, Tennessee.

Said Lot 37 fronts one hundred feet on Ottenville Avenue and runs back a depth of 178 feet.

Included in the above description but expressly Excluded therefrom is the Easterly 25 feet of Lot No. 37, conveyed to Arthur Buchannan and wife, Roslyn D. Buchannan by Deed from Dock Robinson (also known as Dock Robertson), of record in Book 3530, Page 91, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1 Public Homes LLC by Substitute Trustee's Deed from Mickel Law Firm, P.A. as Substitute Trustee for First American Title Insurance Company, Trustee, dated August 21, 2024 and filed of record August 27, 2024 in Instrument No. 20240827-0065803, 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 Shields Antioch Lands, of record in Book 57, page 111, said Register's Office.
3. Easement for road purposes of record in Book 1784, page 291, said Register's Office.
4. 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 **4916 Ottenville Ave, 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 **Jason Nicholson and Carrie Nicholson, husband and wife**, 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 10th day of December 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 10th 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 Davidson)

The actual value or consideration, whichever is greater, for this transfer is $146,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of December 2024

NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD