Karen Johnson Davidson County
Batch # 1223256 DEEDWARR
01/06/2025 09:58:15 AM 2 pgs
Fees: $13.00 Taxes: $1,768.23
20250106-0000882

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Matthew Flynn **3009 Summercrest Trail** **Antioch, Tennessee 37013**	**Movement Mortgage LLC,** **ISAOA/ATIMA** **8024 Calvin Hall Road** **Indian Land, South Carolina** **29707**	MAP **164** GROUP **10 0A** PARCEL **194.00**

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

Matthew Alan Flynn, an unmarried man
And
Tiffany Sawyer, an unmarried woman,
As tenants in common with rights of survivorship

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 all of Lot No. 409, on the Plan of Summerfield Village Three, of record in Instrument No. 20001006-0099706, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to 1 Public Homes LLC by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee for Priority Trustee Services of Tennessee, LLC, Trustee, dated May 7, 2024 and filed of record May 10, 2024 in Instrument No. 20240510-0034609, 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 Summerfield Village Three, of record in Instrument No. 20001006-0099706, said Register's Office.
3. 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 Book 11588, page 484 and amended in Book 11669, page 376 and Instrument No. 20010308-0021946 and Instrument No. 20010504-0046260 and Instrument No. 20030527-0071168, said Register's Office.
4. By-Laws contained in instrument of record Book 11648, page 662 and amended in Instrument No. 20010326-0028531, said Register's Office.
5. Quitclaim Deed to Homeowners' Association for open space of record in Instrument No. 20010514-0049520, said Register's Office.
6. Southern Bell Telephone & Telegraph Easement of record in Book 1141, page 327, said Register's Office.
7. Storm Water Detention Agreement of record in Instrument No. 20000113-0004777, said Register's Office.

8. Sewer Easements of record in Instrument No. 20000913-0091247 and Instrument No. 20000913-0091248 and in Instrument No. 20000913-0091249, said Register's Office.
9. 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 **3009 Summercrest Trail, 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 **Matthew Alan Flynn, an unmarried man and Tiffany Sawyer, an unmarried woman**, As tenants in common with rights of survivorship 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 January 2025.

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 3rd day of January 2025.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $477,900.00.

Affiant

Subscribed and sworn to before me on this 3rd day of January 2025.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY