Karen Johnson Davidson County
Batch # 1223270 DEEDWARR
01/06/2025 10:27:31 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63
20250106-0000901

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Gloria Jean Copeland	**Right Start Mortgage Inc dba**	MAP **058**
Darrell D. Hilliard	**GFS home Loans**	GROUP **09 0A**
2105 Maynard Court	**80 S Lake Avenue, Ste 520**	PARCEL **049.00**
Nashville, Tennessee 37218	**Pasadena, CA 91101**	

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

Gloria Jean Copeland and spouse, Darrell D. Hilliard,

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 49, in the Plan of Creekside Trails, Phase 2, of record as Instrument No. 20000426-0041282, as amended in Instrument No. 20020709-0082562, Register's Office of Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 1 Public Homes, LLC, by Trustee's Deed from Wilson and Associates, PLLC, as Successor Trustee for Bosch Title, LLC, Trustee, dated August 27, 2024 and filed of record August 30, 2024 in Instrument No. 20240830-0066828, 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 Creekside Trails, of record in Plat Book 20000426-0041282 and amended in Instrument No. 20020709-0082562, 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 in Instrument No. 20000915-0092002 and amended in Instrument No. 20011025-0117168 and amended in instrument No. 20020828-0103983, said Register's Office.
4. Charter of Eaton's Creek Park Homeowners Association of record in Instrument No. 20011126-0128291, of said Register's Office.
5. Subject to Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, page 532, of said Register's Office.
6. Easement(s) for water mains and appurtenances of record in Book 6255, pag 578, said Register's Office.
7. Sanitary Sewer Easement and/or storm drainage of record in Book 8326, page 230, said Register's Office.
8. Storm Water Detention Agreement of record in Instrument No. 20001011-0100954, said Register's Office.
9. Subject to the flow of the waters of Eaton's Creek and branches thereof and the rights of the public therein.
10. Subject to Temporary Construction Easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County of record in Docket No. 90C-3345.

11. Subject to lien for special assessments as contained in the restrictions.
12. 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 **2105 Maynard Court, Nashville, Tennessee 37218.**

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 **Gloria Jean Copeland and spouse, Darrell D. Hilliard**, 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 30th 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 30th day of December 2024.

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 $399,900.00.

Darrell D Hilliard
AFFIANT

Subscribed and sworn to before me on this 30th day of December 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY