Karen Johnson Davidson County
Batch# 1238844 DEEDQC
02/20/2025 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20250220-0012305

QUITCLAIM DEED

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

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2025.

Notary Public

MY COMMISSION EXPIRES: February 21, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
George Brandt, 5133 Harding Pk Ste B10 #185, Nashville, TN 37205

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	**MAP – 071**
Sea Rock Trust	Same as New Owner	**GROUP – 01 0**
(NAME)	(NAME)	**PARCEL – 134.00**
2491 N Mt Juliet Rd #1343		
Mount Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

1 Public Homes LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL INTEREST HELD, UNTO

Sea Rock Trust,

HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Revised Plan, Seection One, First Addition, Trinity hills Village, of record in Book 4175, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 1 Public Homes, LLC by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee for Providence Title, LLC, Trustee, dated February 3, 2025 and filed of record February 18, 2025 in Instrument No. 20250218-0011893, Register' Office for Davidson County, Tennessee.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2509 Old Matthews Road, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hands this 18th day of February, 2025.

1 Public Homes, LLC

George Brandt, Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **George Brandt**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the **Authorized Member of 1 Public Homes, LLC, a Tennessee limited liability company**, the within named bargainor of a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained by signing the name of the name of the limited liability company as such authorized officer.

Witness my hand at office this 18th day of February, 2025.

Commission expires: February 21, 2027

Notary Public

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

Tennessee Certification of Electronic Document

I, Justin Rogers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/18/25 (date of document).

Affiant Signature

2/18/25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 18th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/26/27

NOTARY'S SEAL

