Karen Johnson
Batch # 1242149
02/28/2025 10 58 34 AM
Fees $13 00 Taxes $2,589 63

Davidson County
DEEDWARR
2 pgs

20250228-0015040

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

| ADDRESS NEW OWNER | SEND TAX BILL TO | MAP & PARCEL |
|---|---|---|
| **Sergio G. Sanchez**<br>**3045 Cooks Landing Court**<br>**Hermitage, Tennessee 37076** | **Rocket Mortgage, LLC,**<br>**1050 Woodward Ave**<br>**Detroit, Michigan 48226-1906** | MAP **109**<br>GROUP **08 0 A**<br>PARCEL **024.00** |

# 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

**Sergio G. Sanchez and Heather Sanchez, married to each other,**

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Final Plat of Cook's Landing Subdivision, a Planned Unit Development, as of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to 1 Public Homes, LLC, a Tennessee limited liability company, by Successor Trustee's Deed from George H. White, as Successor Trustee for Tennessee Title Services, Trustee, dated April 3, 2024 and filed of record April 4, 2024 in Instrument No. 20240404-0024000 and corrected in Instrument No. 20240408-0024840, 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 Cooks Landing, of record in in Instrument No 20110510-0035834, 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 20111215-0097520, said Register's Office
4. Conveyance of Open Space to Cook's Landing Homeowners' Association, Inc , of record in Instrument No 20130913-0096776, said Register's Office
5. Charter of Homeowners Association of record in Instrument No 20130904-0093368, of said Register's Office
6. Metro Letter as to sewage soil absorption system of record in Book 5665, page 843, said Register's Office
7. Inspection and Maintenance Agreement for Private Stormwater Management Facilitis of record in Instrument No 20070712-0082836, said Register's Office

8 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 **3045 Cooks Landing Court, Hermitage, Tennessee 37076.**

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 **Sergio G. Sanchez and Heather Sanchez, married to each other**, 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 24th day of February 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,** 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 24th day of February 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 $699,900 00

AFFIANT

Subscribed and sworn to before me on this 24th day of February 2025

NOTARY PUBLIC
My Commission Expires 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY