Karen Johnson
Batch # 1276037
05/21/2025 10 54 47 AM
Fees $13 00 Taxes $1,442 63

Davidson County
DEEDWARR
2 pgs

20250521-0039999

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

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
William McCord **1205 General George Patton Road** **Nashville, Tennessee 37221**	**CMG Mortgage Inc** **3160 Crow Canyon Road** **Ste 400** **San Ramon, California 94583**	MAP **142** GROUP **09 0E** PARCEL **005.00**

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

William McCord, a single man,

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 Land in Davidson County, Tennessee, being Unit No. 1205, together with the Carport designated No. 1205-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, Page 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9 and Book 6392, Page 321 said Register's Office and By-Laws for the administration thereof of record in Book 6226, page 18, said Register's Office to which reference is hereby made together with an undivided interest in the General and Limited Common Elements appurtenant thereto. The Easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, Page 9, and in Book 6392, Page 321, Register's Office for Davidson County, Tennessee are incorporated in the deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to 1 Public Homes, LLC, by Successor Trustee's Deed from Todd H Hancock, as Successor Trustee for Netco, Inc., Trustee, dated November 8, 2024 and filed of record November 20, 2024 as Instrument No. 20241120-0090380, 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 River Plantation, Phase 1, of record in Plat Book 5200, pages 705-706, said Register's Office
3. Master Deed of record Book 6226, page 9, said Register's Office

4 By-Laws contained in instrument of record Book 6226, page 18, said Register's Office

5 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 **1205 General George Patton Road, Nashville, Tennessee 37221.**

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 **William McCord, a single man**, 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 16th day of May 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 a Tennessee Limited Liability Company as such Managing Member

WITNESS my hand and official seal at office this 16th day of May 2025

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 $389,900 00

AFFIANT

Subscribed and sworn to before me on this 16th day of May 2025

NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD