Karen Johnson
Batch # 1290778
06/27/2025 10 29 51 AM
Fees $13 00 Taxes $1,202 13
Davidson County
DEEDWARR
2 pgs
20250627-0050787

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

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Robert F. Howell, Sr. **912 Green Valley Drive** **Nashville, Tennessee 37220**	**SAME AS OWNER**	MAP **104** GROUP **14 0 D** PARCEL **013.00**

RETURN TO.
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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

Robert F. Howell, Sr., married

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, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2732 Linmar Place III, as shown on a plan marked Exhibit "C" in Master Deed of record in Book 7887, Page 558, Register's Office for 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 Substitute Trustee's Deed from Jessica D. Binkley, as Substitute Trustee for FMLS, Inc., Trustee, dated November 13, 2024 and filed of record November 25, 2024 as Instrument No. 20241125-0091913, 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 Linmar Place III, of record as Book 7887, page 558 (594), said Register's Office
3. Restrictive Covenants contained in instrument of record Book 3873, page 966, said Register's Office
4. Easement(s) of record as Book 4740, page 21, said Register's Office
5. Easement(s) of record as Book 4844, page 611, said Register's Office
6. Master Deed/By-Laws of record as Book 7887, page 558 and amended By-Laws as Instrument No 20160511-0046956, said Register's Office
7. 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 **2732 Linmar Avenue, Nashville, Tennessee 37215.**

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 **Robert F. Howell, Sr., married**, 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 26th day of June 2025.

1 Public Homes LLC, a Tennessee Limited Liability Company

E Sox

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 26th day of June 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 $324,900 00

Elaine Phelps

AFFIANT

Subscribed and sworn to before me on this 26th day of June 2025

NOTARY PUBLIC
My Commission Expires 10-4-27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON