Karen Johnson
Batch # 1306076
08/05/2025 10 40 21 AM
Fees $13 00 Taxes $1,590 63
Davidson County
DEEDWARR
2 pgs
20250805-0062027

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

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Benjamin Helms **1313 Brentwood Highlands Dr** **Nashville, Tennessee 37211**	**Guild Mortgage Company** **5887 Copley Drive** **San Diego, CA 92111**	MAP **172** GROUP **04 0A** PARCEL **119.00**

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

Benjamin Helms and Taylor Helms,
husband and wife, as Joint Tenants,

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 Number 35 of the First Revision to Phase Three Highlands of Brentwood (formerly Brentwood Highlands) of record in Instrument No 20060222-0020873, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to 1 Public Homes LLC by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee for Jack Case Wilson, Trustee, dated December 24, 2024 and filed of record January 3, 2025 as Instrument No. 20250103-000545, 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 Highlands of Brentwood First Revision to Phase Three, of record as Instrument No 20060222-0020873, said Register's Office
3. 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 **1313 Brentwood Highlands Dr, Nashville, Tennessee 37211**

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 **Benjamin Helms and Taylor Helms, husband and wife, as Joint Tenants**, 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 4th day of August 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 Tennessee Limited Liability Company as such Managing Member

WITNESS my hand and official seal at office this 4th day of August 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 $429,900 00

AFFIANT

Subscribed and sworn to before me on this 4th day of August 2025

NOTARY PUBLIC
My Commission Expires 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY