Karen Johnson
Batch # 1350511
11/25/2025 08 08 20 AM
Fees $13 00 Taxes $1,110 00
Davidson County
DEEDWARR
2 pgs
20251125-0093797

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

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Sarah Dam **256 Tulip Hill Dr** **Nashville, Tennessee 37210**	**Change Home Mortgage** **175 N Riverview Dr, Ste C** **Anaheim, CA 92808**	MAP **094** GROUP **12 0** PARCEL **035.00**

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

Sarah Dam, a single woman and Minh Pham and wife, Tram Ho,
as tenants in common with rights of survivorship

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 No. 30 on the Plan of Clovernook Subdivision, as of record in Plat Book 2900, Page 51, Register's Office foe Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 1 Public Homes LLC by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee for Accurate Title & Escrow, Trustee, dated July 21, 2025 and filed of record July 28, 2025 as Instrument No. 20250728-0059428, 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 Clovernook, of record as Plat Book 2900, page 51, said Register's Office
3. Restrictive Covenants contained in instrument of record as Book 2994, page 126, said Register's Office
4. 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 **256 Tulip Hill Dr, Nashville, Tennessee 37210**.

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 **Sarah Dam, a single woman and Minh Pham and wife, Tram Ho, as tenants in common with rights of survivorship**, 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 18th day of November 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 18th day of November 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 $300,000.00

AFFIANT

Subscribed and sworn to before me on this 18th day of November 2025

NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD