Karen Johnson
Batch # 1359323
12/18/2025 11:24:20 AM
Fees: $13.00 Taxes: $1,896.25

Davidson County
DEEDWARR
2 pgs

20251218-0100572

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

ADDRESS NEW OWNER:

Hailey Christianson
Matthew Christianson
4290 Brick Church Pike
Nashville, Tennessee 37189

SEND TAX BILL TO:

Wells Fargo Bank NA
MAC M6553-021 1399 Rt 52
Fishkill, New York 12524

MAP & PARCEL:

MAP **032**
GROUP **10 0**
PARCEL **012.00**

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

Hailey Christianson and Matthew Christianson, wife and husband,

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. 5 on the Plan of Quail Ridge, Section Five, as of record in Book 9700, page 474, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to 1 Public Homes, LLC, by Substitute Trustee's Deed from McMichael Taylor Gray, LLC, as Substitute Trustee for Mark A. Rosser, Trustee, dated February 19, 2025 and filed of record February 25, 2025 as Instrument No. 20250225-0013802, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Quail Ridge, of record as Book 9700, page 474, said Register's Office.
3. Restrictive Covenants contained in instrument of record as Book 10831, page 201, 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 **4290 Brick Church Pike, Nashville, Tennessee 37189.**

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 **Hailey Christianson and Matthew Christianson, wife and husband**, 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 17th day of December 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 17th day of December 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 $512,500.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of December 2025.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY