Karen Johnson Davidson County
Batch # 1375802 DEEDWARR
02/04/2026 01:52:22 PM 2 pgs
Fees: $13.00 Taxes: $444.00
20260204-0007893

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Kenneth M Stevens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2026.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: February 21, 2027
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
1 Public Homes LLC 5133 Harding Pk Ste B10 #185 Nashville, Tennessee 37205	SAME AS OWNER	MAP 051 GROUP 12 0 PARCEL 041.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kenneth M. Stevens, a single man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

1 Public Homes LLC, a Tennessee limited liability company

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 46 on the Plan of Section One, Morningside Heights of record in Book 1130, page 76, Register's Office for said County.

Said Lot No. 46 fronts 75 feet on the southerly margin of Berkley Drive and extends back between parallel lines 150.2 feet to a dead line. Being the same property conveyed to Kenneth M. Stevens by Warranty Deed from William Felts and wife, Lavinia B. Felts, dated November 5, 1986 and filed of record November 6, 1986 as Book 7034, page 58, Register's Office for Davidson County, Tennessee. (for value or consideration of $46,359.55)

Being the same property conveyed to William Felts by Warranty Deed from William H. Dorris and wife, Minka C. Dorris, dated March 17, 1978 and filed of record April 5, 1978 as Book 5269, page 580, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:
1) 2026 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **112 Berkley Dr, Madison, Tennessee 37115.**

Such 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my hand and official seal at office this 30th day of January, 2026.

Kenneth M. Stevens

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kenneth M. Stevens, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2026.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027