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

Karen Johnson
Batch # 1379408
02/12/2026 10:06:36 AM
Fees: $13.00 Taxes: $481.00
Davidson County
DEEDWARR
2 pgs
20260212-0011129

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Darnell Gooch **4949 Tranham Rd** **Whites Creek, Tennessee 37189**	**SAME AS OWNER**	MAP **031** GROUP **00 0** PARCEL **003.00**

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

Darnell Gooch,

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:

In the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows: Beginning at a point on the north side of Tranham Road 59 feet east of a lane. Said point being the southwest corner of the Dave McCutchen land and running thence eastwardly with the north margin of Tranham Road 59 feet, thence at right angles northerly 320 feet to a point, thence at right angles southerly with the south margin of George Broiles land 158 feet to a point, thence southerly at right angles 139 feet to a point in the northerly margin of a lane, thence eastwardly with the north margin of said lane 256 feet more or less to the point of beginning.

Being the same property conveyed to 1 Public Homes LLC by Trustee's Deed from Foundation Legal Group, LLP fka Wilson & Associates, PLLC, as Successor Trustee for Wesley D. Turner, Trustee, dated November 25, 2025 and filed of record December 1, 2025 as Instrument No. 20251201-0095050, 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. No insurance is afforded as to the acreage or square footage contained in the insured property.
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 **4949 Tranham Rd, Whites Creek, 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 **Darnell Gooch**, 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 9th day of February 2026.

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 9th day of February 2026.

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 $130,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of February 2026.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

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