Karen Johnson Davidson County
Batch# 1383581 DEEDWARR
02/20/2026 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260220-0013483

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

ADDRESS NEW OWNER:

Myeung U Oh
2313 Golden Oak Ct
Madison, Tennessee 37115

SEND TAX BILL TO:

Interline Mtg Svcs
5875 N. Sam Houston #300
Houston TX
77086

MAP & PARCEL:

MAP **051**
GROUP **14 0A**
PARCEL **052.00**

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

Myeung U Oh and Christiana Lee Oh, husband and wife,

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:

Lying and being in Davidson County, Tennessee, and being Lot No. 52, on the Plan of Oakwood Estates, of record in Instrument No. 20000505-0045404, as amended in Instrument No. 20031121-0170069, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to 1 Public Homes, LLC, a Tennessee limited liability company, by Trustee's Deed from Sam J. McAllester III, Andrea P. Perry, and Gregory G. Vick, as Substitute Trustee's for Andrea P. Perry, Trustee, dated October 13, 2025 and filed of record November 4, 2025 as Instrument No. 20251104-0087808, 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 Oakwood Estates, of record as Instrument No. 20000505-0045404 and amended as Instrument No. 20031121-0170069, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20000713-0069428 and amended as Instrument No. 20001002-0096900, said Register's Office.
4. Charter of Homeowners Association of record as Instrument No. 20000807-0078337, of said Register's Office.
5. Storm Water Detention Agreement of record as Instrument No. 20000127-0008714, said Register's Office.
6. 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 **2313 Golden Oak Ct, Madison, Tennessee 37115.**

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 Myeung U Oh and Christiana Lee Oh, husband and wife, 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 19th day of February 2026.

1 Public Homes, LLC, a Tennessee limited liability company

E Sox

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 19th 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 $420,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of February 2026.

NOTARY PUBLIC
My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/21/2026

2/21/2026

Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 21ST day of February, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY