Karen Johnson Davidson County
Batch # 1386073 DEEDWARR
02/26/2026 01:36:03 PM 2 pgs
Fees: $13.00 Taxes: $534.65
20260226-0015360

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Fadi Sami Mallak **217 Scarlet Ridge Ct** **Brentwood, Tennessee 37027**	**SAME AS OWNER**	MAP **163** GROUP **11 0B** PARCEL **062.00**

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, Tennessee Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Fadi Sami Mallak,

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:

Land in Davidson County, Tennessee, being all of Unit No. 62, on the Plan of 2nd Revision, Section Four, Bell Forge Village, as shown by plat appearing of record in Plat Book 6250, Page 201, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to 1 Public Homes LLC by Substitute Trustee's Deed from Vylla Solutions - Tennessee, LLC, as Substitute Trustee for Andrew C. Rambo, Trustee, dated December 16, 2025 and filed of record January 9, 2026 as Instrument No. 20260109-0002011, 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 Bell Forge, 2nd Revision, of record in Plat Book 6250, page 201, 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 Book 6040, page 5638 and Book 6306, page 644 and Book 7224, page 209 and Instrument No. 20061229-0160925 and Instrument No. 20190214-0014097, said Register's Office.
4. By-Laws contained in instrument of record as Book 6040, page 576 and Book 6306, page 644 and Book 11348, Page 89, said Register's Office.
5. Storm Water Detention Agreement of record as Book 6531, page 321, said Register's Office.
6. Utility and Drainage Easements, Building setback lines and other matters as shown on plat of record in Plat Book 6250, page 201, said Register's Office, which are incorporated herein by reference.
7. 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 **119 Beech Forge Dr, Antioch, Tennessee 37013.**

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 Fadi Sami Mallak, 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 23rd day of February 2026.

1 Public Homes LLC, 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, 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 23rd day of February 2026.

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 $144,500.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of February 2026.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY