Karen Johnson Davidson County
Batch # 1405842 DEEDWARR
04/15/2026 11:36:07 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20260415-0030800

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Heather Carter **2509 Old Matthews Rd** **Nashville, Tennessee 37207**	**United Wholesale Mortgage** **585 South Blvd E** **Pontiac, Michigan 48341**	MAP **071** GROUP **01 0** PARCEL **134.00**

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,

Sea Rock Trust

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

Heather Carter, a single woman

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 Lot No. 55 on the Plan of Revised Plan, Section One, First Addition, Trinity Hills Village, of record in Book 4175, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sea Rock Trust by Quitclaim Deed from 1 Public Homes LLC, a Tennessee Limited Liability Company, dated February 18, 2025 and filed of record February 20, 2025 as Instrument No. 20250220-0012305, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1 Public Homes, LLC, by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee for Providence Title LLC, Trustee, dated February 3, 2025 and filed of record February 18, 2025 as Instrument No. 20250218-0011893, 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 Trinity Hills Village, First Addition, of record as Plat Book 4175, page 92, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 4326, page 653, 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 **2509 Old Matthews Rd, Nashville, Tennessee 37207**.

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 **Heather Carter**, 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 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 our hands this the 13th day of April 2026.

Sea Rock Trust

[redacted]
By: Justin Rogers, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Justin Rogers, Trustee**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the trustee(s) of the **Sea Rock Trust** and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Brentwood, (city), Tennessee, this 13, day of April, 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 $345,000.00.

[redacted]
AFFIANT

Subscribed and sworn to before me on this 13th day of April 2026.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

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