Karen Johnson
Batch # 1435151
06/17/2026 11:35:33 AM
Fees: $13.00 Taxes: $917.60
Davidson County
DEEDWARR
2 pgs
20260617-0054971

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

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| **Tule River Homebuyer Earned Equity Agency**<br>**3706 Village Trl**<br>**Nashville, Tennessee 37207** | **GENWAY HOME MORTGAGE INC,**<br>**3211 Internet Blvd, Ste 300**<br>**Frisco, TX 75034-1948** | MAP **050**<br>GROUP **07 0**<br>PARCEL **007.00** |

# 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

**Tule River Homebuyer Earned Equity Agency**

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. 101-A, Zone Lot Division-Lots 101 thru 103, Village by the Creek, Section Four, as shown on Plat of record in Plat Book 6900, Page 290, Amending Plat Book 6250, Page 89, 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, by Substitute Trustee's Deed from the Law Offices of Arnold M. Weiss, as Substitute Trustee for First American Title Insurance Company, Trustee, dated October 20, 2025 and filed of record October 27, 2025 as Instrument No. 20251027-0085149, 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 Zone Lot Division-Lots 101 thru 103, Village by the Creek, of record as Plat Book 6900, page 290, amending Plat Book 6250, page 89, 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 Book 6364, page 91 and Book 7251, page 248 and Book 9288, page 559, said Register's Office.
4. Sanitary Sewer Easement of record as Book 8040, page 665, said Register's Office.
5. 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 **3706 Village Trl, 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 GRANTEE, 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 12th day of June 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 12th day of June 2026.

NOTARY PUBLIC
My Commission Expires: 03-09-27

STATE OF Tennessee )
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $248,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of June 2026.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY