Karen Johnson
Batch # 1456747
08/10/2026 10:40:17 AM
Fees: $13.00 Taxes: $1,332.00

Davidson County
DEEDWARR
2 pgs

20260810-0073357

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Kitsune 407 W Bend LLC **2903 Polo Club Rd** **Nashville, Tennessee 37221**	**SAME AS OWNER**	MAP **091** GROUP **13 0** PARCEL **197.00**

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

Kitsune 407 W Bend LLC, a Tennessee Limited Liability Company,

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:

Being Lot No. 11 of Block A, on the map of Crolywood Subdivision, Section I, as of record in Book 1130, page 65, Register's Office for said County, Beginning at a point in the Southerly margin of West Bend Road, the common corner of Lots Nos. 11 and 12; thence with the line between said lots, Southerly 153.5 feet to a point, the common corner of said lots and of lots Nos. 3 and 4; thence with the line between Lots Nos. 11 and 4, Easterly 70 feet to a point, the common corner of Lots Nos. 4 and 5; thence with the line between Lots Nos. 11 and 5 and 6, Northeasterly 77 feet to the corner of Lot No. 10; thence with the line between Lots Nos. 10 and 11, Northwesterly 160.01 feet to the Southerly margin of West Bend Road; thence with the margin of said road, Southerly 30 feet to a point, and continuing with the same, Southwesterly around a slight curve, 30.24 feet to the point of beginning.

Being the same property conveyed to 1 Public Homes LLC by Substitute Trustee's Deed from David M. Anthony, as Substitute Trustee for Smith.Sholar.Milliken.PLLC, Trustee, dated April 24, 2026 and filed of record April 27, 2026 as Instrument No. 20260427-0036451, 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 Crolywood, of record as Plat Book 1130, page 65, said Register's Office.
3. Restrictive Covenants contained in instrument of record as Book 1358, page 141, 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 **407 West Bend Dr, Nashville, Tennessee 37209**.

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 August 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 August 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 $360,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: February 21, 2027

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