

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

ADDRESS NEW OWNER:
Robert N Stoquert
1357 Free Hills Road
Celina, Tennessee 38551

SEND TAX BILL TO:

SAME AS OWNER

MAP 042 GROUP PARCEL 046.03

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,

ADDRESS NEW **1 Public Homes, LLC., a Tennessee limited liability**

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

Robert N Stoquert and Brenda L Stoquert, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Clay County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land, lying and being in the 3rd Civil District of Clay County, Tennessee, and being described as follows:

TRACT 1: BEGINNING at a Pine Tree on the South side of the Free Hills Road, opposite the Free Hills School; thence Southwardly and severing the lands of the Grantor 125 feet to the stake; thence Westwardly and parallel with the Free Hills Road 125 feet to a stake; thence Northwardly 125 feet to a stake on the South side of the Free Hills Road; thence Eastwardly with the South side of the Free Hills Road 125 feet to a stake, the beginning corner.

TRACT 2: BEGINNING at a stake on the South side of the Free Hills Road, generally opposite the old school house, said stake being the Northeast corner of lands previously purchased by the Grantee from the Grantor; thence with the South side of the Free Hills Road Eastwardly 85 feet to a light pole; thence Southwardly 125 feet to a stake thence Westwardly 85 feet to a stake, same being the Southeast corner of the lands owned by the Grantee and being the same lands Grantee previously purchased from the Grantor; thence Northwardly with the line of the Grantee 125 feet to a stake, the beginning corner, and being a lot 85 feet by 125 feet.

Being the same property conveyed to 1 Public Homes LLC by Substitute Trustee's Deed from James E. Albertelli, P.A. dba ALAW, as Substitute Trustee for Donald Haston, corrected to David Seivers, Trustee, dated March 6th, 2024, and filed of record on March 7th, 2024, in Book WD125, Page 293, Register's Office for Clay County, Tennessee.

Said property is transferred subject to the following matters:

2024 Taxes and all subsequent years not yet due and payable.

TRACT 2: No insurance is afforded as to the acreage or square footage contained in the insured the old school house property.

This is improved property known as 1357 Free Hills Road, Celina, Tennessee 38551.

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.

MAP 42 TRANSFERRED 446.03
G CM
ANGIE EADS
ASSESSOR OF PROPERTY APPROVED

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert N Stoquert and Brenda L Stoquert, 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 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 7th day of March 2024.

1 Public Homes, LLC., a Tennessee limited liability company

By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Eric Sox, 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, Member of 1 Public Homes, LLC., a Tennessee limited liability company, the within named bargainer, a Tennessee limited liability company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Tennessee limited liability company as such Member.

WITNESS my hand and official seal at office this 7th day of March 2024.

NOTARY PUBLIC APR 2 2 2026
My Commission Expires:

STATE OF Tennessee)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is \$79,900.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of March 2024.

NOTARY PUBLIC APR 2 2 2026
My Commission Expires:

BK/PG: WD125/298-299

24000224

2 PGS:AL-WARRANTY DEED	
BRENDA BATCH: 26456	
03/08/2024 - 02:20:20 PM	
VALUE	79900.00
MORTGAGE TAX	0.00
TRANSFER TAX	295.63
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	308.63

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
REGISTER OF DEEDS

