WARRANTY DEED

Karen Johnson Davidson County
Batch# 387853 DEEDWARR
04/17/2020 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20200417-0040786

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2020

Notary Public

MY COMMISSION EXPIRES: 10/27/2021 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC BLOUNT COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Taylor M. Dennis	Taylor M. Dennis c/o Truist Bank	11915007100
(NAME)	(NAME)	
160 Neese Drive	901 Semmes Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hancock Investment Properties, LLC a Tennessee Limited Liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Taylor M. Dennis, unmarried,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in Davidson County, Tennessee, shown on the Plan of south Lake Subdivision, Section 4, as of record in Book 3300, Page 85, Davidson Register's Office, as an unnumbered lot. said tract being located along the northerly margin of the right of way for Neese Drive on the northwest corner of the intersection of said Drive with Mavert Drive, is described as follows:

Beginning at a concrete monument at the northwest corner of the intersection of Mavert Drive with the right of way of Neese Drive; thence on a westerly direction along a slight curve, 55.75 feet to a point; thence South 0 32' west 20 feet to a point; thence North 89 28' West 124.59 feet to a point; thence North 2 23' East 83.6 feet to a point; thence South 86 44' East 179.7 feet to a point in the westerly margin of Mavert Drive; thence South 2 30; West 51.59 feet to a concrete monument in the westerly margin of Mavert Drive; thence in a southerly direction along a slight curve, 2.6 feet to a point of beginning, and containing 13,185 square feet more or less or .3 acres more or less.

Being the same property conveyed to Hancock Investment Properties, LLC a Tennessee Limited Liability Company , by deed of record in Instrument No. 20191220-0131352, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 160 Neese Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 my/our hands this 15th day of April, 2020.

Hancock Investment Properties, LLC a Tennessee
Limited Liability Company

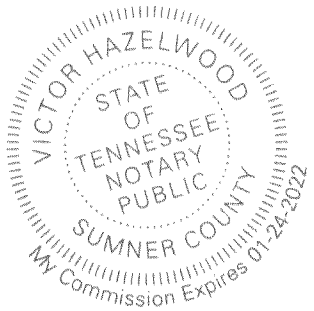
By: _____
Joshua Hancock, Sole MEMBER

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Joshua Hancock with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Hancock Investment Properties, LLC a Tennessee Limited Liability Company and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of Hancock Investment Properties LLC, a Tennessee Limited Liability Company by himself as Sole Member.
WITNESS my hand and seal this 15th day of April, 2020.

_____
Notary Public
My Commission Expires: _____

File No.: 14603



TRUE COPY CERTIFICATION

I, Candace Clabo, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF BLOUNT

Personally appeared before me, Cheryl Sharp, a notary public for this county and state, Candace Clabo, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheryl D. Sharp 4/16/2020

Notary's Signature / DATE

My Commission Expires: 10/10/2020

Notary's Seal:

