Karen Johnson Davidson County
Batch# 473620 DEEDWARR
09/10/2020 03:39:30 PM 2 pgs
Fees: $13.00 Taxes: $1,368.63
20200910-0103478

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 8/1/22

(AFFIX SEAL)

ANDREW H. MAL... STATE OF TENNESSEE NOTARY PUBLIC

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
Kristen Casey Rogers	Truist Bank	08203007500
(NAME)	(NAME)	
842 North. 2nd Street	901 Semmes Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kristen Casey Rogers, an unmarried woman,** 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:

land in Davidson County, Tennessee, being Southerly 45 feet of Lot No. 36 on the Plan of Shields, Davis Sharpe and Horn's Addition of record in Plat Book 57, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 36 fronts 45 feet on the Westerly side of North second street, and is located at 842 North Second street, in Nashville, Tennessee, formerly Harris Street and runs back between parallel lines 145 feet, more or less to an alley

Being the same property conveyed to Hancock Investment Properties , by deed of record in Instrument No. 20200323-0031203, 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 842 North. 2nd Street, Nashville, TN 37207
(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 3rd day of September, 2020.

Hancock Investment Properties

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 SOLE Member of Hancock Investment Properties and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of Hancock Investment Properties.

_____
Notary Public
My Commission Expires: _____

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

File No.: 14873

I, Andy Maloney, 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 document executed and authenticated according to law.

_____
Signature

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My commission expires: 4/30/24