Karen Johnson Davidson County
Batch# 625993 DEEDWARR
04/29/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20210429-0057881

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0295

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert M. Hancock and Tonya J. Hancock	NEW OWNER	Map: 04415030200
(NAME) 500 Menees Ln.	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($240,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

OLD HICKORY PROPERTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, SERIES 1108,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT M. HANCOCK AND WIFE, TONYA J. HANCOCK,

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 Lot No. 12 on the Plan of E.I. DuPont de Nemours & Company's Subdivision, Village of Old Hickory, Section "C" of record in Plat Book 1424, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Old Hickory Property LLC, a Tennessee Limited Liability Company, Series 1108, by deed from Rick McClintock and wife, Laurel N. McClintock, of record in Instrument No. 20160516-0048557, dated May 13, 2016. Also see Warranty Deed in Instrument No. 20071004-0118302, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 66, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1788, Page 328, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1108 Dodson Street, Old Hickory, TN 37138
(House No.) (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 our hands this 29th day of April, 2021.

Old Hickory Property LLC, A Tennessee Limited Liability Company, Series 1108

BY: _____
Ricky L. McClintock
Manager/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ricky L. McClintock with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Manager/Member respectively of Old Hickory Property LLC, A Tennessee Limited Liability Company, Series 1108 the within named bargainer, and that he/she as such Manager/Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of April, 2021.

My Commission Expires: 5.2.22

_____
Notary Public



True Copy Certification

I, Anita Lester, 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

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.