Karen Johnson Davidson County
Batch# 649189 DEEDWARR
06/03/2021 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20210603-0074805

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20214972

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$575,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28th day of May, 2021.

Notary Public
My Commission Expires: 3-7-23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 28th day of May, 2021, among:

HANCOCK INVESTMENTS PROPERTIES LLC

their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JACOB WATTS AND STACEY WATTS, HUSBAND AND WIFE

their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Map of Waters Place of record in Plat Book 332, Page (s) 136 and 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John N. Samerjian and wife, Debra K. Samerjian by Warranty deed from William H. Eddins and wife, Joan M. Eddins of record in Book 5088, page 330, Register's Office for Davidson County, Tennessee, dated November 11, 1976 and recorded on November 16, 1976 and Attorney's Affidavit recorded in Instrument Number 20200505-0046663 and Corrective Attorney's Affidavit recorded in Instrument Number 20200601-0056031.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from John N. Samerjian and wife, Debra K. Samerjian of record in Instrument No. 20201009-0117419 Register's Office for Davidson County, Tennessee, dated October 06, 2020 and recorded on October 09, 2020.

Being the same property conveyed to Hancock Investments Properties, a Tennessee Limited Liability Company by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20201015-0119956 Register's Office for Davidson County, Tennessee, dated October 06, 2020 and recorded on October 15, 2020.

Being also known as 1707 Hanover Road Nashville, Tennessee 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Hancock Investments Properties LLC

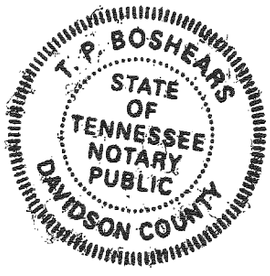
BY: _____

Joshua Hancock, Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joshua Hancock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Hancock Investment Properties, LLC and as such Member, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 28th day of May, 2021.



_____
Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Jacob Watts and Stacey Watts
Address: 1707 Hanover Road
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Movement Mortgage
Address: 8024 Calvin Hall Road
City, State, Zip: Indian Land, SC 29707

Tax ID: 072-12-0-004.00

True Copy Certification

I, Tracey Boshears, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 4/27/2025

Notary' Seal (if on paper)

