RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-2122-2021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 735653 DEEDWARR
10/13/2021 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20211013-0137699

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of Oct, 2021

NOTARY PUBLIC

My commission expires: 9/23/25

WILSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF FRANK W. ROBERTS

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Terence Hancock and Kriste Ann Hancock 10 Argyle Way Harwich MA 02645	Same address as new owner	076-05-0-146.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($279,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ELIZABETH BLAIS AND JASON BLAIS**, wife and husband, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **FRANK TERENCE HANCOCK AND KRISTE ANN HANCOCK**, husband and wife, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 as shown on the map of Stoner Mill, Section 2, of record in Book 6900, page 904, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elizabeth Blais and Jason Blais, wife and husband, from Nicole Jordon, married, by Warranty Deed dated September 20, 2016 and recorded September 21, 2016 in Instrument #20160921-0099413, said Register's Office.

The address of the herein described property is believed to be 849 Stoner Mill Lane, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and which will be paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of October, 2021

GRANTOR(S)

Elizabeth Blais

Jason Blais

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Elizabeth Blais and Jason Blais, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of October, 2021.

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 9/23/25

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Frank Roberts, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that his electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/7/21 (date of document).

Frank Roberts

10/7/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 7th day of October, 2021.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

