Karen Johnson Davidson County
Batch# 881728 DEEDWARR
06/30/2022 10:27:45 AM 2 pgs
Fees: $13.00 Taxes: $4,943.20
20220630-0075936

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

16401

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,336,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David M DeMars and Kerri Jo DeMars, as Trustees of The DeMars Family Trust dated May 12, 1995, as amended and restated January 25, 2022	Guaranteed Rate, Inc.	12906006000
(NAME)	(NAME)	
6611 Clearbrook Drive	1806 W Cuyler Avenue Suite 1W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Chicago IL 60613	
(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,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David M DeMars and Kerri Jo DeMars, as Trustees of The DeMars Family Trust dated May 12, 1995, as amended and restated January 25, 2022,** 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:

Being Lot No. 107 on the Plan of West Meade Park, Section I, as of record in Book 2900, Page 103 and 104, said Register's office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hancock Investment Properties LLC, by deed of record in Instrument No. 20211029-0145423, 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 6611 Clearbrook Drive, Nashville, TN 37205
(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 27th day of June, 2022.

Hancock Investment Properties, LLC

By: _____ 6/27/2022
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 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 by himself as Sole Member

WITNESS my hand and seal this 27th day of June, 2022.

_____
Notary Public
My Commission Expires: _____

File No.: 16401

