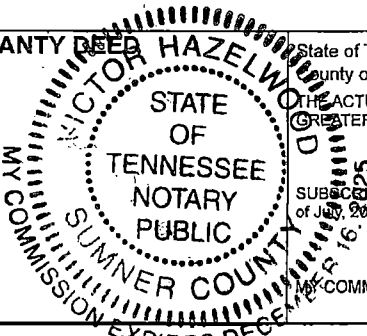
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Hancock Investment Properties, LLC	NEW OWNER	52-04-063.00
(NAME)	(NAME)	
101 Donna Wood Ct,		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **Barbara Annette Staggs,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hancock Investment Properties, LLC,** 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. 15, Section 1, Revised, Arrowhead Estates of record in Plat Book 4955, Page 27, Register's office of said county to which reference is made for a more complete description.

Being the same property conveyed to Thomas Edward Clark and Barbara Annette Staggs, as joint tenants with the right of survivorship, by deed of record in Instrument NO. 20003210028669, Register's Office for Davidson County, Tennessee. The said Thomas Edward Clark having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1056 Cheyenne Blvd, Madison, TN 37115
(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.

Karen Johnson Davidson County
Batch# 890037 **DEEDWARR**
07/18/2022 09:31:33 AM 2 pgs
Fees: $13.00 Taxes: $277.50



20220718-0081805

Witness my/our hands this 15th day of July, 2022.

Barbara Annette Staggs

State of Tennessee
County of Davidson

Personally appeared before me Barbara Annette Staggs, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of July, 2022.

Notary Public
My Commission Expires: _____

File No.: 16466

