Karen Johnson Davidson County
Batch# 894996 DEEDWARR
07/27/2022 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220727-0085714

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt Juliet, Tennessee 37122
File No.: QWB-9133-2022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2022

NOTARY PUBLIC

My commission expires: 9/27/25

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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	087-13-0-089

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($250,000.00) 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, **DEANNA WILKERSON**, 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. 31, Section 4, Valley Grove, as shown on plat of record in Plat Book 5800, page 174, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Robert Dustin Wilkerson, single and Deanna Wilkerson, single, joint tenants with right of survivorship from Benjamin C. Wilson, married, by Warranty Deed dated 10/31/2019 and recorded 11/04/2019 in Instrument No. 20191104-0113524. The said Robert Dustin Wilkerson having since died vesting the property solely in Deanna Wilkerson.

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.

This is improved property, known as: 4432 Central Valley Drive, Hermitage, TN 37076

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 current year property taxes, which taxes are being prorated between the parties.

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 13th day of July, 2022

GRANTOR(S)

Deanna Wilkerson

Deanna Wilkerson

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Deanna Wilkerson, 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 13 day of July, 2022

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: November 6, 2024



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 7/13/22 (date of document).

Frank Roberts

7/25/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 25th day of July, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024