WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF FEBRUARY, 2023.

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3-6-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Spaces, LLC	New owner	
(NAME) 401 Fessler's Lane ~~6325 Bresslyn Road~~	(NAME)	115 15 0 015.00
(ADDRESS) Nashville, TN 37210 ~~37205~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BILL J. HANCOCK, TRUSTEE OF THE BILL J. HANCOCK REVOCABLE TRUST DATED FEBRUARY 26, 2013, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST, BILL J. HANCOCK, INDIVIDUALLY, AS TO AN UNDIVIDED TWENTY FIVE PERCENT INTEREST (25%), BONNIE L. HANCOCK, TRUSTEE OF THE BONNIE L. HANCOCK REVOCABLE TRUST DATED FEBRUARY 26, 2013, AS TO AN UNDIVIDED TWELVE AND ONE HALF PERCENT INTEREST (12.5%), AND BONNIE L. HANCOCK, INDIVIDUALLY, AS TO AN UNDIVIDED TWELVE AND ONE HALF PERCENT INTEREST (12.5%)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SOUTHERN SPACES, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6325 Bresslyn Road, 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.

Karen Johnson Davidson County
Batch# 975538 DEEDWARR
03/01/2023 11:20:30 AM 5 pgs
Fees: $28.00 Taxes: $3,293.00
20230301-0014556

Witness my hand this 28th day of February, 2023

BILL J. HANCOCK REVOCABLE TRUST DATED FEBRUARY 26, 2013

BY: X _____

BILL J. HANCOCK, TRUSTEE

BONNIE L. HANCOCK REVOCABLE TRUST DATED FEBRUARY 26, 2013

BY: X Bonnie L Hancock, Trustee

BONNIE L. HANCOCK, TRUSTEE

X _____

BILL J. HANCOCK

X Bonnie L Hancock

BONNIE L. HANCOCK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bill J. Hancock and Bonnie L. Hancock, the bargainors, 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 official seal this 28th day of February, 2023.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Commission expires: _____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Bill J. Hancock, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Bill J. Hancock Revocable Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 28th day of February, 2023.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Bonnie L. Hancock with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Bonnie L. Hancock Hancock Revocable Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 28th day of February, 2023.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of West Meade Farms Inc., Section "P", of record in Book 2133, Page 22, Register's Office for said County.

Said Lot No. 286 fronts 134.0 feet on the Southerly margin of Bresslyn Road and extends back 368.4 feet on the Easterly line and 368.1 feet on the Westerly line to a dead line in the rear, measuring 161.1 feet thereon.

Being the same property conveyed to Bill J. Hancock and spouse, Bonnie L. Hancock, by Warranty Deed from Helen O. Mackie, a single person, of record in Book 8727, Page 849, in the Register's Office of Davidson County, Tennessee, dated September 10, 1992 and recorded on September 11, 1992.

Being the same property conveyed to Bill J. Hancock, by Quitclaim Deed from Bonnie L. Hancock, of record in Instrument No. 20130705-0069427, in the Register's Office of Davidson County, Tennessee, dated July 02, 2013 and recorded on July 05, 2013.

Being the same property conveyed to Bill J. Hancock, as the Trustee of the Bill J. Hancock Revocable Trust dated February 26, 2013, by Quitclaim Deed from Bill J. Hancock, of record in Instrument No. 20130711-0071594, in the Register's Office of Davidson County, Tennessee, dated July 02, 2013 and recorded on July 11, 2013.

Being the same property conveyed to Bill J. Hancock, as undivided one-half (1/2) interest, by Quitclaim Deed from Bill J. Hancock, Trustee of the Bill J. Hancock Revocable Trust dated February 26, 2013, as undivided one-half (½) interest, of record in Instrument No. 20170418-0037829, in the Register's Office of Davidson County, Tennessee, dated April 14, 2017 and recorded on April 18, 2017.

Being the same property conveyed to Bonnie L. Hancock, as undivided one-half (1/2) interest, by Quitclaim Deed from Bill J. Hancock, as undivided one-half (½) interest, of record in Instrument No. 20170426-0040715, in the Register's Office of Davidson County, Tennessee, dated April 14, 2017 and recorded on April 26, 2017.

Being the same property conveyed to Bonnie L. Hancock, Trustee of the Bonnie L. Hancock Revocable Trust dated February 26, 2013, as undivided one-half (1/2) interest, by Quitclaim Deed from Bonnie L. Hancock, as undivided one-half (½) interest, of record in Instrument No. 20170505-0044596, in the Register's Office of Davidson County, Tennessee, dated April 14, 2017 and recorded on May 05, 2017.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 this electric document is a true and exact copy of the original document executed and authenticated according to law on 2-28-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2-28-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st **day of** March **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM