Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc , 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,335,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2023

Notary Public

COMMISSION EXPIRES _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1003107 **DEEDWARR**
05/15/2023 10 39 04 AM 2 pgs
Fees $13 00 Taxes $4,939.50

20230515-0035944

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jonah Hugg Julia Hurwitz	NEW OWNER	104-13-0-253
(NAME)	(NAME)	
3606 Bellwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **I, Jerry Leonard Hancock, Jr. and Courtney Williams Hancock, Trustees under the Hancock Marriage Trust dated October 30, 2019,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonah Hugg, and Julia Hurwitz, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lots No 31 and 32, Block "B" on the plan of Bellwood, of record in Book 547, pages 149 and 150, Register's Office for said County

Said Lots No 31 and 32 of Block "B" adjoin and front together 120 feet on the northerly margin of Bellwood Drive and extend back 101 67 feet on the easterly line and 115 92 feet on the westerly line to a broken line in the rear, measuring 122 feet thereon, together with and subject to sewer easement of record in Book 8092, page 624, said Register's Office

Being the same property conveyed to Jerry Leonard Hancock, Jr , and Courtney Williams Hancock, Trustees under the Hancock Marriage Trust dated October 30, 2109, its successors and assigns, as by Quitclaim Deed from Jerry Leonord Hancock, Jr and spouse, Courtney Williams Hancock, as, dated 10/30/2019 and recorded 11/04/2019 in Instrument Number 201911040113260, in the Register's Office for Davidson County, Tennessee

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustees thereunder, a Certification of said Trust is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record, and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records

This is Improved property, known as 3606 Bellwood Avenue (House Number) (Street) (P O Address) Nashville, TN (City or Town) 37205 (Postal Zip)

File No 6508-23
Warranty Deed Individual eRec LES rev 09-2018

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, successors 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, successors 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 our hands this 12th day of May, 2023

Hancock Marriage Trust dated October 30, 2019

By Courtney Williams Hancock, Trustee
Courtney Williams Hancock, Trustee

By Jerry Leonard Hancock, Trustee
Jerry Leonard Hancock, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Courtney Williams Hancock and Jerry Leonard Hancock, Trustees of Hancock Marriage Trust dated October 30, 2019, 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 in their capacity as Trustees and for the purposes therein contained

WITNESS my hand and seal this 12th day of May, 2023

Commission Expires 9/21/2024

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024