FROM: Hancock Investments Properties, LLC

TO: Joshua C Hancock and wife Monica M Hancock

Karen Johnson
Batch # 1095296
01/29/2024 12:37:31 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240129-0006013

QUITCLAIM DEED

Address of New Owner:
Joshua C Hancock
426 Rosehill Dr
Goodlettsville TN 37072

Send Tax Bills To:
OWNER

Map & Parcel:
02511000200

THIS INSTRUMENT WAS PREPARED BY
Return to:
Advantage Title and Escrow
1321 Murfreesboro Pike, #823
Nashville, Tennessee 37217
17007

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $0.00

Affiant

Prepared from information furnished by the parties

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2025

Subscribed and sworn to before me this the 12th day of JANUARY 2024.

Notary Public
Commission Expires:_____

We/I, **Hancock Investment Properties, LLC** do hereby quitclaim to **Joshua C Hancock and wife Monica M Hancock, their** heirs and Assigns, all their rights, title and interest in the following land located in **Davidson** County, Tennessee described as follows: To-Wit:

See Exhibit A

Witness our hand(s) this the 12th day of JANUARY, 2024.

Hancock Investment Properties, LLC

By: Joshua Hancock, SOLE MEMBER

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Hancock, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the Sole Member of Hancock Investment Properties, LLC the within named bargainor, and that such Sole Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of Hancock Investment Properties, LLC as Sole Member.

Witness my hand and official seal at Hendersonville TN, this the 12th day of JANUARY, 2024.

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2025

Notary Public
Commission Expires:_____

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 17007

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Ranchwood Estates, Section III, Goodlettsville, Tennessee, and of record in Plat Book 3300, page 59, Register's Office for Davidson County, Tennessee.

Said Lot NO. 69 fronts 105 feet on the southerly side of Rosehill Drive and runs back between lines 405.73 feet on the easterly line and 354.23 feet on the westerly line to a broken line in the rear upon which it measures 117.06 feet thereon.

Being the same property conveyed to Hancock Investment Properties, LLC, by deed of record in Instrument NO. 20221101-0117783 , Register's Office for Davidson County, Tennessee.

Tract 2:
Said Parcel "A" fronts 115.95 feet on the southerly side of Rosehill Drive and runs back between line 345.23 feet on the easterly line and 262.69 feet on the westerly line to a dead line in the rear upon which it measures 258.16 feet therein

Being the same property conveyed to Hancock Investment Properties, LLC, by deed of record in Instrument NO. 20221121-0123060 , Register's Office for Davidson County, Tennessee.