State of Tennessee)
County of Davidson_____)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$210,000.00**.

Affiant Amy Hancock

Subscribed and sworn to before me a notary public, this 15th day of March, 2024.

David M. Rich, Notary Public

DAVID M. RICH NOTARY PUBLIC TENNESSEE My Comm Exp. October 4, 2027 COUNTY OF DAVIDSON

My commission Expires: October 4, 2027

THIS INSTRUMENT PREPARED BY:
David M. Rich
Studio Title, Inc.
20 Music Circle East
Nashville, TN 37203
File No.: 2024-30

Karen Johnson Davidson County
Batch# 1112877 DEEDWARR
03/19/2024 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20240319-0019055

STUDIO TITLE

WARRANTY DEED

Address New Owner(s)	SEND TAX BILLS TO:	MAP/PARCEL IDS:
DARREN MITTERMEIER 1516 Elm Run Court Nashville, TN 37214	**SWBC Mortgage Corporation** 117 Seaboard Lane, Ste F-205 Franklin, TN 37067	119-14-0A-135.00 CO

THIS INDENTURE, made and entered into this **15th** day of **March, 2024**, by and between **Amy Hancock and Don Jason Hancock**, a married couple, parties of the first part, and **Darren M. Mittermeier**, an unmarried man, party of the second part,

WITNESSETH: That for and in consideration of **Two Hundred Ten Thousand and 00/100 ($210,000.00) Dollars** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage, County of Davidson, state of Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 135, Building J, on the Plan of Kingswood Condominiums according to Master Deed of record in Book 6058, page 320, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 520 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property as conveyed to Amy Hancock and Don Hancock, wife and husband by Warranty Deed from Kimberly A. Hough (formerly Kimberly A. Gipper, unmarried), dated 5/27/2016, recorded 5/31/2016, Instrument No. 20160531-0054299, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

THIS IS IMPROVED PROPERTY KNOWN AS
2929 SELENA DRIVE, #J135, NASHVILLE, TN 37211

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said married parties of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the afore described real estate; that they have good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

AMY HANCOCK

DON JASON HANCOCK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **DON JASON HANCOCK and wife AMY HANCOCK,** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **15th** day of **March, 2024**.

My commission expires: **October 4. 2027**

DAVID M. RICH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
October 4, 2027
DAVIDSON

David M. Rich, Notary Public

PROPERTY ADDRESS:
2929 Selena Drive, #J135
Nashville, TN 37211

True Copy Certification

I, **Pam Autry,** 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 15 day of March, 2024.

Affiant Signature

Date 3/15/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027