Return to:

Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 # 17176

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

BS-DTR-24-116-2ND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1118168
04/03/2024 09:11:46 AM
Fees: $13.00 Taxes: $980.50

Davidson County
DEEDWARR
2 pgs

20240403-0023301

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Hancock Investment Properties, LLC	New Owner	
(NAME)	(NAME)	**042-13-0-044.00**
101 Donnawood Court		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DTR HOMES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANCOCK INVESTMENT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Section II, Sherry Heights, as of record in Book 2331, Page 69, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Westerly margin of Port Drive at the corner of Lots 54 and 55: thence with the line between said lots, Westerly 204 feet to a point; thence Southerly 206.8 feet to the North margin of Tuckahoe Drive; thence with the margin of the same, Easterly 166.6 feet to the beginning of a curve; thence around said curve, Northeasterly 37.8 feet to the West margin of Port Drive; thence with the margin of the same Northerly 167.6 feet to the point of beginning.

Being the same property conveyed to Robert M. Wright and wife, Evelyn D. Wright by Warranty Deed from William P. Chambers, Jr and wife Letitia Chambers of record in Book 6696, page 924, Register's Office for Davidson County, Tennessee, dated October 30, 1985 and recorded on October 31, 1985.

Being the same property conveyed to Robert M. Wright by Quitclaim Deed from Evelyn Darlene Wright of record in Book 8190, page 94, Register's Office for Davidson County, Tennessee, dated May 2, 1990 and recorded on September 6, 1990.

Being the same property conveyed to DTR Homes, LLC by Warranty Deed from Robert M. Wright, umarried, of record in Instrument No. 20240328-0021750, Register's Office for Davidson County, Tennessee, dated March 27, 2024

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 69, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2449, Page 374, in the Register's Office for Davidson County, Tennessee
- Easement of record in Instrument Number 20050506-0051450, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **116 Port Drive, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 27th DAY OF MARCH, 2024.

DTR Homes, LLC

BY: _____
Steven Loredo
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN LOREDO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of DTR HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of March, 2024.

_____
Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212