KeTuri

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

20241116C #17201

Karen Johnson
Batch # 1131222
05/06/2024 08:59 AM
Fees: $13.00 Taxes: $2,852.70

Davidson County
DEEDWARR
2 pgs

20240506-0033018

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

STATE OF TN
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $771,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2024.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Hancock Investment Properties, LLC	NEW OWNER	**104-08-0-368**
426 Rosehill Dr		
Goodlettsville Tn 37072		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

1701 Villa Place, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hancock Investment Properties, LLC

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of the Subdivision of Lot No. 53 of the O. B. Hayes Plan, of record in Book 21, page 87, Register' s Office for said County, described as follows:

Beginning at a point in the Westerly margin of Villa Place, the Southeast corner of Lot No. 53 of said plan; thence Northerly 60 feet to a point; thence Westerly 150 feet to the Easterly line of an alley, thence with the line of the same Southerly parallel to the Westerly line of Villa Place 60 feet; thence Eastwardly, along the Southerly line of Lot No. 53, 150 feet to the point of beginning.

Being the same property conveyed to 1701 Villa Place, LLC, a Tennessee limited liability company by Warranty Deed from Barry G. Huff, Executor of the Estate of Robert B. Huff, dated December 15, 2022 and recorded December 15, 2022 in Instrument No. 20221215-0130095, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X__) unimproved (____) property known as 1701 Villa Place, Nashville, TN 37212.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 3rd day of May, 2024:

1701 Villa Place, LLC, a Tennessee limited liability company
BY: HUSH Holding Compnay, Inc., a Delaware Corporation
ITS: Sole Member

By: _____
Daniel Vieira, President

STATE OF Massachusetts)
COUNTY OF Worlester)

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Daniel Vieira, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be President of HUSH Holding Company Inc., a Delaware Corporation, Sole Member of 1701 Villa Place, LLC, a Tennessee limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 1st day of May, 2024.

My Commission Expires: 2/15/2030

_____
Notary Public

Michael J. O'Sullivan

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030