Karen Johnson Davidson County
Batch# 1131901 DEEDWARR
05/07/2024 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20240507-0033611

WARRANTY DEED

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Shannon Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2024

Kelly Slagle
Notary Public

MY COMMISSION EXPIRES: 3/8/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cyrus Develle Wilson Carol Dawn Deaner Clifford L Deaner Gloria J Deaner	Churchhill Mortgage	02511000200
(NAME) 426 Rosehill Drive	(NAME) 1749 Mallory Lane Ste.100	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joshua C Hancock and Monica M. Hancock,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Carol Dawn Deaner and Cyrus Develle Wilson as joint tenants with right of survivorship, subject to a life estate interest in Clifford L. Deaner and wife Gloria J Deaner with remainder to Carol Dawn Deaner and Cyrus Develle Wilson or the survivor thereof** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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. and further conveyed to Joshua C Hancock and wife Monica M. Hancock by Instrument NO. 20240129-0006013 .

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 426 Rosehill Drive, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 this 1st day of May, 2024.

Joshua C Hancock

Monica M. Hancock

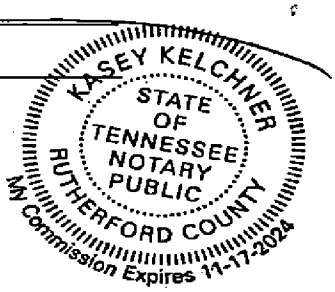
State of Tennessee
County of Davidson

Personally appeared before me Joshua C Hancock and Monica M. Hancock, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of May, 2024.

Notary Public
My Commission Expires: _____

File No.: 17142



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5/1/24 (date of document).

Affiant Signature

5/1/24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 1 day of May, 2024

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY