This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $450,000.00.

Affiant

Subscribed and sworn before me this the 25 day of June, 2024.

Notary Public
My commission expires: 9/21/26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Randall Hancock and Ankita Wani	Movement Mortgage, LLC	062-02-0A 083.00
2726 Riverbend Drive	8024 Calvin Hall Road	
Nashville, TN 37214	Indian Land, SC 29707	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NICHOLAS FOX AND SHAYNA WACKER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RANDALL HANCOCK AND ANKITA WANI, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 66B, on the plan of River Trace Estates, Phase I, Section 1, of record in Plat Book 6250, Pages 996-997, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Shayna Wacker, an unmarried woman, and Nicholas Fox, an unmarried man, by Warranty Deed dated 02/14/2018, from Jason A. Ligon and Allison J. Ligon, as husband and wife, of record in Instrument No. 20180221-0016503, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2726 Riverbend Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch # 1151016 DEEDWARR
06/26/2024 10:33:25 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20240626-0047788

Witness my hand this the 25 day of June, 2024.

Nicholas Fox

Shayna Wacker

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicholas Fox and Shayna Wacker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of June, 2024.

My commission expires: 9/21/26

Notary Public

