Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#17338

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

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $599,900.00.

Affiant

Subscribed and sworn before me this the 31 day of July, 2024.

Notary Public
My commission expires: 5/9/26

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

Karen Johnson
Batch # 1166934
08/06/2024 11:03:42 AM
Fees: $13.00 Taxes: $2,219.63

Davidson County
DEEDWARR
2 pgs

20240806-0059811

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hancock Investment Properties, LLC 1301 McKennie Ave. Nashville, TN 37206	New Owner	083-01-0 285.00

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, LISA M. KANAKRIEH, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HANCOCK INVESTMENT PROPERTIES, LLC, 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. 24 on the Map of John W. Love's Subdivision of Greenwood, as of record in Book 332, page 4, Register's Office for said County.

Said Lot No. 24 fronts 99 feet on the northerly side of McKennie Avenue and runs back 167.6 feet on the easterly line, and 168 feet on the westerly line, with the easterly margin of North 12th Street, formerly Wilhoite Avenue, to an alley.

Being the same property conveyed to Lisa M. Kanakrieh, unmarried, by deed dated 08/31/2000, from Rickey L. Walker and wife, Vickie Walker, of record in Instrument No. 20000831-0086377, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1301 McKennie Ave., Nashville, TN 37206.

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.

Witness my hand this the 31 day of July, 2024.

Lisa M Kanakrieh by Jenny West Attorney in fact
Lisa M. Kanakrieh by Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lisa M. Kanakrieh by Specific POWER OF ATTORNEY dated 07/30/2024, and who acknowledged that he executed the same as the free act and deed of Lisa M. Kanakrieh.

Witness my hand and official seal this 31 day of July, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY