WARRANTY DEED

Karen Johnson
Batch # 1177540
09/04/2024 10:26:36 AM
Fees: $13.00 Taxes: $1,258.00

Davidson County
DEEDWARR
2 pgs

20240904-0067976

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:
#17348

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
Troy G. Powers Irma D Powers	Primary Residential Mortgage Inc	04213004400
(NAME)	(NAME)	
116 Port Dr.	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	Salt Lake City UT 84116	
(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, I/WE, **Hancock Investment Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Troy G. Powers and Irma D Powers, husband and wife,** 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:

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, 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 Hancock Investment Properties, LLC a Tennessee Limited Liability Company, by deed of record in Instrument NO. 20240403-0023301, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 116 Port Dr., Nashville, TN 37115

(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 29th day of August, 2024.

Hancock Investment Properties, LLC, a Tennessee
Limited Liability Company

By: Joshua Hancock, Sole Member
Joshua Hancock, Sole Member

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Joshua Hancock with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the sole member of Hancock Investment Properties, LLC a Tennessee limited liability company and that he as such sole member executed the foregoing instrument for the purposes therein contained, by signing the name of Hancock Investment Properties, LLC a Tennessee limited liability company by himself as Sole Member

WITNESS my hand and seal this 29th day of August, 2024.

Notary Public
My Commission Expires: _____

File No.: 17348

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024