ren Johnson Davidson County
Batch # 1206429 DEEDWARR
11/19/2024 08:48:12 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00
20241119-0089428

WARRANTY DEED

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

#17447

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Outlook Investments, LLC	NEW OWNER	10408036880
(NAME)	(NAME)	
1112 W Riverside Drive		
(ADDRESS)	(ADDRESS)	
Kohler WI 53044		
(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,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Outlook Investments, LLC,** 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. 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 Hancock Investment Properties, LLC, by deed of record in Instrument No. 20240506-0033018, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 1701 Villa Place, Nashville, TN 37206
(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 8th day of November, 2024.

Hancock Investment Properties, LLC

By: _____, 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 8th day of November, 2024.

_____
Notary Public
My Commission Expires: _____

File No.: 17447

