Prepared by.
Record and Return to·
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1214640
12/11/2024 10 12 56 AM
Fees $13 00 Taxes $1,080 03
Davidson County
DEEDWARR
2 pgs
20241211-0096116

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 3, 2025

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW INC., 1415 North Jackson Street, Tullahoma, TN 37388

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NO(S).
Kelly Elizabeth McCoy	Kelly Elizabeth McCoy	Map: 096
2947 Sinbad Drive		Group 6
Nashville, TN 37214		Parcel 109 00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Linda Mazingo Hanner, Trustee of the Tennesee Property Trust created under the Last Will and Testament of Thomas Isaac Hanner
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kelly Elizabeth McCoy, an unmarried woman
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the 15th District of Davidson County, State of Tennessee, described as follows, to wit·

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Clover Hill, Section No IV, of record in Book 2133, Page 62 Register's Office for Davidson County, Tennessee.

Said Lot No. 195 fronts 100 feet on the Northerly margin of Sinbad Drive, and extends back 177 feet on the Easterly line and 216.2 feet on the Westerly line to a dead line in the rear, measuring 120.8 feet thereon.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED

Being all of the property conveyed to Thomas I. Hanner, by deed from Ann Layne Hanner and J. G Doak, Trustee, of record in Book 10528, Page 40, Register's Office for Davidson County, Tennessee, dated July 3, 1997 and recorded on July 14, 1997 Also see Final Decree in Book 5702, Page 504, Quitclaim Deed in Book 5508, Page 966 and Warranty Deed in Book 5146, Page 291. Also see Last Will and Testament of Thomas Isaac Hanner in Instrument No. 20240913-0070807 and Estate of Thomas Isaac Hanner in Instrument No. 20240913-0070806, which contains the Order Admitting Will to Probate of Davidson County, TN, for Ancillary Administration, and said Will appointed Linda Mazingo Hanner as Executor of the Estate of Thomas Isaac Hanner. The Will of Thomas Isaac Hanner established a Testamentary Trust, TENNESSEE PROPERTY TRUST, and appointed Linda Mazingo Hanner as Trustee of the Testamentary Trust

All matters pertaining to the Plat including Restrictions, Easements and Setback Lines as set out per Plat Book 2133, Page 62, Register's Office for said County. Covenants, conditions, restrictions and provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted.

Sanitary Sewers and/or Drainage Easement of record in Book 6249, Page 470, Register's Office said County.

This conveyance is subject to Restrictive covenants of record in Book 2145, Page 262 , and Book 2153, Page 243, Register's Office said County.

unimproved ☐
This is improved ☒ property, known as 2947 Sinbad 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 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 our hands this 9th day of December, 2024.

Tennessee Property Trust

BY: Linda Mazingo Hanner, Trustee
Linda Mazingo Hanner, Trustee

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Personally appeared before me, Linda Mazingo Hanner as trustee of the Tennessee Property Trust, to me known or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to beher free act and deed

Witness my hand and seal, at office in ASHEVILLE, NC (city)
NORTH CAROLINA (State), on this 9th day of December, 2024.

Notary. _____

My commission expires: 27 JUN 2026

notary public
Michael A Gelman
Buncombe County
North Carolina
my commission
expires 27 June 2026

File No.: 24-02728-11T