Return to
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
17669

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1284833 DEEDWARR
06/16/2025 01 33 56 PM 2 pgs
Fees $13 00 Taxes $666 00

20250616-0046945

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

10/21/2028

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
BUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc , 217 Pineway Drive, Nashville, TN 37217

File No 25-0249

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Hancock Investment Properties, LLC	New Owner	Map 06100004100
(NAME) 211 Carter Ave	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($180,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CARTER SERIES, LLC - EAST NASHVILLE SERIES, A DESIGNATED SERIES OF CARTER SERIES, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HANCOCK INVESTMENT PROPERTIES, LLC,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in the 12th, formerly 17th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by T R Sanford, Jr , Surveyor, dated June 4, 1965, as follows

Beginning at a nail in a bottle cap in the center line of Ben Allen Road, being the southwest corner of the 10 acre tract as conveyed by deed of record in Book 1345, Page 98, Register's Office for said County, thence North 5 deg 45' East along an old wire fence and tree line, 250 feet to an iron pin, thence South 71 deg 37' East 70 feet to an iron pin, thence South 5 deg 45' West 250 feet to the center line of said Road,

North 71 deg. 37' West 70 feet to the point of beginning.

Included in the above description but expressly excluded therefrom is the following described property.

Beginning at a point of intersection of the north margin of Ben Allen Road and the east boundary of the D.H. Thompson property, thence along the said east boundary north 6 degrees 26 minutes east 4 45 feet to a point, thence south 56 degrees 34 minutes 18 seconds east 26.65 feet to a point in the said north margin, thence along the said north margin northwestwardly 24 feet more or less to the point of beginning

Being the same property conveyed to Carter Series LLC - East Nashville Series, a designated series of Carter Series, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Scott A Carter, of record in Instrument No. 20151026-0108600, dated October 16, 2015, Register's Office for said County. See also deed of record in Instrument No. 20120911-0082170, said Register's Office.

Trust Agreement of record in Instrument No. 20040123-0009092, Register's Office for said County.

Deed to State of Tennessee of record in Book 4954, Page 667, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 339 Ben Allen Rd., Nashville, TN 37207
(House No) (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 our hands this 13th day of June, 2025

Carter Series, LLC - East Nashville Series, a designated series of Carter Series, LLC

BY: Scott Carter
Scott Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Carter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the respectively of Carter Series, LLC - East Nashville Series, a designated series of Carter Series, LLC the within named bargainer, and that he/she as such being authorized so to do, executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal this, 13th day of June, 2025

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON