Name and Address of New Owner:
Mckinley Fred Johnson, III
2334 Dennywood Drive
Nashville, Tennessee 37214-1747

Karen Johnson
Batch # 1346953
11/17/2025 10 44 25 AM
Fees $18 00 Taxes $925 00

Davidson County
DEEDWARR
3 pgs

20251117-0091320

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Durinda Crabtree
Capstone Title and Escrow LLC
210 Baber Park
Suite 150
Gallatin, TN 37066

Map & Parcel No: 084-11-0-104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dan Alvis Hancock**, **an unmarried man** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **McKinley Fred Johnson, III, an unmarried man** "the Grantee ," the following described real estate in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot(s) 122, as shown on the map entitled the Plan of Maplecrest, of record in Plat Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

The previous and last conveyance being that Warranty Deed from Charles Boyce Sanders, II and wife, Reba B Sanders unto Vern Wright Watson and Johnnie Mae Hancock Watson, dated July 5, 1960, and recorded in Record Book 3098, Page 449, Register's Office, Davidson County, Tennessee. The said Vern Wright Watson having since died on or about November 25, 2006, leaving Johnnie Mai Hancock Watson surviving tenant by the entirety. The said Johnnie Mai Hancock Watson having since died testate on or about June 26, 2023. Pursuant to the Last Will and Testament of Johnnie Mai Watson, of record in Docket No. 23P-

1457, Seventh Circuit Court for Davidson County, Tennessee, the subject property was devised to Dan Alvis Hancock.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of November, 2025.

Dan Alvis Hancock (SEAL)
Dan Alvis Hancock

STATE OF TENNESSEE
COUNTY OF PUTNAM

On this 13th day of November, 2025, before me personally appeared Dan Alvis Hancock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 13th day of November, 2025

Notary Signature
My commission expires: 1.26.2028

DOUG JONES
STATE OF TENNESSEE NOTARY PUBLIC
PENTRESS COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

X McKinley Fred Johnson III
Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 14 day of November, 2025.

Notary Signature
My commission expires: 7/3/28

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY