WARRANTY DEED

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

#17855

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

Return to:

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
Keara Beth Sexton	Fairway Indenendent Mortgage Corporation	06100004100
(NAME)	(NAME)	
339 Ben Allen Road	4750 S Biltmore Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Madison WI 53718	
(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 **Keara Beth Sexton,** unmarried 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 the 12th, formerly 17th Civil District of Davidson County, Tennessee, described according to a copy to a of a survey thereof made by T R Sanford, Jr , Surveyor, dated June 4, 1965, as follows

Beginning at a nail in the bottle cap in the center line of Ben Allen Road, being the southwest corner of the 10 acres tract as conveyed by deed of record in Book 1345, Page 98, Register's office for said Conty, 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 proeprty

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 mintues east 4 45 feet to a point, thence south 56 degrees 34 mintues 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 Hancock investment Properties, LLC, by deed of record in Instrument No 20250616-0046945, Register's Office for Davidson County, Tennessee

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

unimproved ☐

Karen Johnson
Batch # 1355990
12/10/2025 10 42 14 AM
Fees $13 00 Taxes $1,479 63

Davidson County
DEEDWARR
2 pgs

20251210-0098156

This is improved ☑ property, known as 339 Ben Allen Road, Nashville, TN 37207
(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 25th day of November, 2025

Hancock Investment Properties, LLC
By _____, Sole Director
Joshua Hancock, Sole Director

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 Director of Hancock Investment Properties, LLC a Tennessee limited liability company and that he as such sole Director 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 Director

WITNESS my hand and seal this 25th day of November, 2025

_____
Notary Public
My Commission Expires
10/21/2028
File No 17855

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY