Karen Johnson Davidson County
Batch# 1369353 DEEDWARR
01/13/2026 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,515.63
20260113-0003040

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

WARRANTY DEED

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2026

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

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
Samantha Micheal Robinson	**New Owner**	07301005000
(NAME) 2013 Riverwood Dr	(NAME) **2013 Riverwood Dr**	
(ADDRESS) Nashville, TN 37216	(ADDRESS) **Nashville, TN 37216**	
(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, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Samantha Micheal Robinson, an unmarried woman,** 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 11th Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 12, on the plan of Block "H" on the map of County Club Estates, as shown on plat of record in Plat Book 843, Page 95, in the Register's Office of Davidson County, Tennessee. described as follows"

Beginning on the westerly margin of Riverwood Drive, formerly Williams Ferry Road, at the corner of lots Nos. 12 and 13; thence with the line between said two lots, westwardly 122.6 feet; thence southwardly and parallel with the line between lots Nos 6 and 12, 100 feet to the northerly line of Lot No. 10; thence with the line between Lots 10, 11, and 12, eastwardly 133 feet to the westerly margin of Riverwood Drive; thence with same, northeastwardly 33.3 feet and northwardly 69 feet, in all, 102.3 feet to the beginning.

Being the same property conveyed to Hancock Investment Properties, LLC a Tennessee Limited Liability Company, by deed of record in Instrument NO. 20250819-0066369, 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 2013 Riverwood Dr, Nashville, TN 37216
(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 9th day of January, 2026.

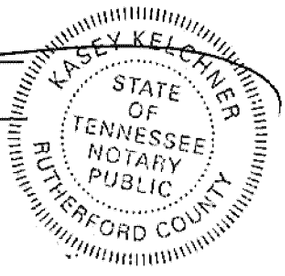
Hancock Investment Properties, LLC, a Tennessee
Limited Liability Company
By: Joshua Hancock, Sole Director
Joshua Hancock, Sole Director

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 9th day of January, 2026.

Notary Public
My Commission Expires: 10/21/2028



File No.: 17902

Certificate of Authenticity

I, Pam Autry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **January 9, 2026**.

Date

Affiant Signature

January 9, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9th** day of **January**, 20**26**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)