THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260153253

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,164,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of February, 2026.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1379113
02/11/2026 10:41:45 AM
Fees: $13.00 Taxes: $4,306.80

Davidson County
DEEDWARR
2 pgs

20260211-0010630

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin Webb 101 Summit Lane Hendersonville, TN 37075	New Owner	Tax Parcel ID No. 104-08-0-280.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bill J. Hancock, Trustee of the Hancock Legacy Trust dated April 14, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Webb, married**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled O.H. Shields Subdivision of Lot No. 55 and other Lots in O.B. Hayes' Rokeby Addition to Nashville, of record In Plat Book 161, page 158, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BILL J. HANCOCK and wife, BONNIE HANCOCK, and THOMAS D. GRAVES and wife, NEVA J. GRAVES, by deed from MARY GORDON REMMELE, a widow, of record in Book 5832, page 296, dated December 18, 1981, said Register's Office.

THOMAS D. GRAVES and wife, NEVA J. GRAVES conveyed to BILL J. HANCOCK and wife, BONNIE HANCOCK by quitclaim deed of record in Book 9330, page 454, dated April 15, 1994, said Register's Office.

BILL J. HANCOCK conveyed to BONNIE L. HANCOCK, by quitclaim deed of record in Book 10576, page 128, dated August 9, 1997, said Register's Office.

BONNIE L. HANCOCK conveyed to BONNIE L. HANCOCK AS THE TRUSTEE OF THE BONNIE L. HANCOCK REVOCABLE TRUST DATED FEBRUARY 26, 2013, by quitclaim deed of record in Instrument No. 20130705-0069996, dated July 2, 2013, said Register's Office.

For further reference see quitclaim deed of record in Instrument No. 20170418-0037830, said Register's Office.

Being the same property conveyed to The Hancock Legacy Trust dated April 14, 2017 by Quitclaim Deed from Bonnie L. Hancock, as Trustee of the Bonnie L. Hancock Revocable Trust dated February 26, 2013 of record in Instrument No. 20260211-0010529, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 104-08-0-280.00.

Matters shown on the Plan of record in Plat Book 161, page 158, said Register's Office.

This is improved property located at 1603 17th Avenue South Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of February, 2026.

Hancock Legacy Trust dated April 14, 2017

Bill J. Hancock, Trustee

By: Bill J. Hancock, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bill J. Hancock, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Hancock Legacy Trust dated April 14, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of February, 2026.

Notary Public

My Commission Expires: _____

