Karen Johnson Davidson County
Batch# 1400093 DEEDWARR
04/01/2026 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,375.40
20260401-0025804

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-37967-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $642,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of Mar, 2026

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 28, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kenneth S. Greenberg *et ux* 1801 Boscobel Street Nashville, TN 37206	Same address as new owner	083-14-0-287.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FORTY TWO THOUSAND AND 00/100 Dollars ($642,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **LARRY W. HANCOCK AND WIFE, ERIN M. HANCOCK,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **KENNETH S. GREENBERG AND ASHLEY A. GREENBERG, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Edgefield Land Company's First Subdivision, of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 63 fronts 65 feet on the northerly margin of Boscobel Street (formerly Rothchild Avenue) and extends back between parallel lines along the east margin of south 18th Street measuring 150 feet to an alley thereon.

Being the same property conveyed to Larry W. Hancock and wife, Erin M. Hancock, from Billy Eugene Franklin and wife, Doris Franklin by Warranty Deed dated June 17, 1986 and recorded June 17, 1986 in Record Book 6895, page 68, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Book 57, Page 130; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 1801 Boscobel Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 31st day of March, 2026.

GRANTORS:

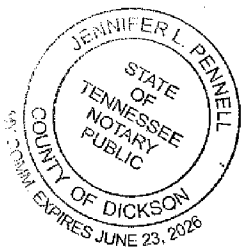
Larry W. Hancock

Erin M. Hancock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Larry W. Hancock and Erin M. Hancock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of March, 2026.



Notary Public

Jennifer L Pennell

Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 31, 26 (date of document).

Jennifer Pennell

March 31, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 31, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal