WARRANTY DEED

Karen Johnson Davidson County
Batch# 1414123 DEEDWARR
05/01/2026 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $3,033.63
20260501-0038861

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $819,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

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
Hannah P. Smithmier Phoebe Fraser	SWBC Mortgage Corporation	08303013900
(NAME)	(NAME)	
2111 Carter Avenue	9311 San Pedro Avenue Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio TX 78216	
(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, **Joshua Hancock,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hannah P. Smithmier and Phoebe Fraser,** a married couple, 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 Davidson County, Tennessee, being Lot No. 22, on the Plan of Mrs. Minnie E. Martin's Subdivision of Lot 58 and part of Lot 59, Brownville, as of record in Book 547, page 137, Register's office for said County, described as follows:

Said Lot No. 22 fronts 50 feet on the Northerly side of Carter Street and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Joshua Hancock, by deed of record in Instrument No. 20250320-0020273, Register's Office for Davidson County, Tennessee.

This property has never been used as the Grantors primary residence.

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

unimproved ☐

This is improved ☐ property, known as 2111 Carter Avenue, Nashville, TN 37206
(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 30th day of April, 2026.

Joshua Hancock

Monica Hancock

State of Tennessee
County of Davidson

Personally appeared before me Joshua Hancock and Monica Hancock, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2026.

Notary Public
My Commission Expires: 10/21/2028

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 18031

True Copy Certification

I, **Tammy Carney,** 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 this the 30 day of April, 2026.

Affiant Signature

Date 4.30.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

