Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 # 18025

Karen Johnson Davidson County
Batch # 1417272 DEEDWARR
05/07/2026 09:01:49 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00

20260507-0041068

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Hancock Investment Properties LLC		061 06 0 014.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brenda Dixon Elam, Executrix of Estate of Viola Elizabeth Dixon, and heirs John Dixon, Charles Dixon, Jr., Magdalene Talley, Viggie Henderson, and Brenda Dixon Elam** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Hancock Investment Properties LLC, a Tennessee Limited Liability Company**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4400 Gra Mar Drive, Nashville, TN 37216 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the 11th & 12th Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Gra-Mar Acres, Section 3, as of record in Book 2133, Page 108, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Gra-Mar Drive at the Corner of Lots 1 and 132; thence with the line between said two lots eastwardly 210.8 feet to a concrete monument, thence south 3 deg. 51' east 192.8 feet to the northerly margin of Broadmoor Drive, thence with the same westwardly 170 feet more or less, to a concrete monument at the beginning of a curve; thence around said curve with a radius of 20 feet northwestwardly 308 feet to the easterly margin of said Gra-Mar Drive; thence with the same northwardly 219.32 feet to the beginning.

Last Will and Testament of Viola Dixon, deceased vesting the property in Magdalene Talley, Charles Dixon, Jr., John Dixon, Viggie Henderson, and Brenda Dixon Elam, recorded May 20, 2024, of record in Instrument No. 20240520-0037201, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Viola E. Dixon and Charles H. Dixon, wife and husband, by Warranty Deed from Walter A. Smith and Donis T. Smith, husband and wife dated April 14, 2003, and recorded April 22, 2003, of record in Instrument No. 20030422-0052962, in the Register's Office for Davidson County, Tennessee. Charles H. Dixon passed away on April 26, 2006 leaving Viola E. Dixon as surviving tenant by the entirety. Viola E. Dixon passed away on January 16, 2024, see Probate file #24P626 in the Probate Records for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 4400 Gra Mar Drive, Nashville, TN 37216.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 28th day of April, 2026.

Estate of Viola Elizabeth Dixon

By: Brenda Dixon Elam, Executrix
Brenda Dixon Elam, Executrix

John Dixon
John Dixon

Charles Dixon, Jr.
Charles Dixon, Jr.

Magdalene Talley
Magdalene Talley

Viggie Henderson
Viggie Henderson

Brenda Dixon Elam
Brenda Dixon Elam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2026, before me personally appeared Brenda Dixon Elam, Executrix of Estate of Viola Elizabeth Dixon, John ~~Dixion~~ Dixon, Charles Dixon, Jr. and Brenda Dixon Elam, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of April, 2026.

Notary Signature
My commission expires: May 9, 2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2026, before me personally appeared Magdalene Talley and Viggie Henderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of April, 2026.

Notary Signature
My commission expires 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $720,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Quenda Dixon Elam
AFFIANT

Sworn to and subscribed before me this 28th day of April, 2026

Notary Public
My commission expires: May 9, 2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026