Karen Johnson Davidson County
Batch# 1427455 DEEDWARR
06/03/2026 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260603-0049851

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erich Hancock and Torrean Hancock	New Owners	
(NAME)	(NAME)	058-15-0-00800
4120 West Hamilton Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Leonard H. Morton, Jr., married, and Shauneille Morton, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erich Hancock and Torrean Hancock, Husband and Wife,** HEREINAFTER CALLED THE GRANTEE, 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. 116 on the Plan of Enchanted Hills, Section II, as of record in Book 3700, Page 27 amended in Book 3964, Page 337, Register's Office for said County.

Said Lot No. 116 fronts 80.00 feet on the northerly margin of West Hamilton Road and runs back 440.0 feet on the westerly line and 396.3 feet on the easterly line, to a line in the rear on which it measures 182.42 feet.

Being the same property conveyed to Leonard H. Morton, Jr., and Shauneille Morton, as joint tenants with right of survivorship, a Life Estate in Willa G. Morton, by Deed dated July 28, 2020 from Willa G. Morton, widow, recorded August 5, 2020, in Instrument Number 20200805-0086579, in the Official Records of Davidson County, Tennessee.

Leonard H. Morton, Jr. warrants that this was not his primary residence. Willa G. Morton having since deceased on or about June 23, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 4120 West Hamilton Road, Nashville, TN 37218

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 hand this 29th day of May, 2026.

Leonard H. Morton, Jr.

Shauneille Morton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29TH day of MAY, 2026, before me personally appeared Leonard H. Morton, Jr. and Shauneille Morton, 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 29TH day of MAY, 2026.

Notary Signature
My commission expires:

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A Mason, 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 5/29/26.

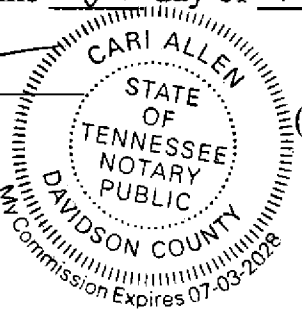
Affiant Signature

5/29/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 29 day of MAY, 2026.

Notary's Signature



(Notary Seal)