Karen Johnson Davidson County
Batch# 1168356 DEEDWARR
08/13/2024 09:37:30 AM 4 pgs
Fees: $23.00 Taxes: $4,939.50
20240813-0060999

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 89 Headquarters Plaza, Suite 1406 Morristown, NJ 07960 894911 M-C-00322805-1 - TO-20601 Tracey Haddad	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $1,335,000.00 Affiant Subscribed and sworn to before me, this the 6th day of August, 2024. Notary Public My commission expires: 5-9-26 (Affix Seal)

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Andrew Jacob Droke and Jamie Michelle Droke	NAME: Pinnacle Bank
STREET ADDRESS: 4314 Sunnybrook Drive Nashville, TN 37205	STREET ADDRESS: 150 3rd Ave. South # 1000 Nashville, TN 37201
MAP & PARCEL NO.: 130-03-0-035.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Paul Cope and Sanya Louisa Cope, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Andrew Jacob Droke and Jamie Michelle Droke, husband and wife

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 4314 Sunnybrook Drive, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 28th day of June, 2024.

X _____
Michael Paul Cope

X _____
Sanya Louisa Cope

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael Paul Cope, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 28th day of June, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-4-27

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sanya Louisa Cope, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 28th day of June, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-4-27

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 20 of Block 9 on the Plan of Re-Subdivision of Part of Royal Oaks Subdivision of record in Plat Book 547, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Paul Cope and Sanya Louisa Cope, husband and wife by Warranty Deed from Kevin M. Doherty, married of record in Instrument No. 20190228-0018180 Register's Office for Davidson County, Tennessee, dated February 27, 2019 and recorded on February 28, 2019.

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 6, 2024**.

Affiant Signature

August 8, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 8th day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25