Karen Johnson Davidson County
Batch# 1192977 DEEDWARR
10/11/2024 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20241011-0079068

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00.

Erick Gabriel Mendez-Cordero
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2024.

Notary Public
MY COMMISSION EXPIRES: 1-6-25
File No. G24-21893

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erick Gabriel Mendez-Cordero and Rosalia Vargas	NEW OWNER	087-05-0A-083-00
(NAME)	(NAME)	
5706 BRIARWICK CT	5706 BRIARWICK CT.	
(STREET ADDRESS)	(STREET ADDRESS)	
HERMITAGE TN 37076	HERMITAGE, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Eugene R. Copas, Sr. and wife, Beverly J. Copas**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erick Gabriel Mendez-Cordero, and Rosalia Vargas, Husband and Wife,** 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. 84, Farmingham Woods, Phase II, Section 2, of record in Plat Book 7900, Page 424, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eugene R. Copas, Sr. and wife, Beverly J. Copas by Deed dated April 22, 1994, recorded April 26, 1994, in Book 9323, Page 580, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record. The signature of Beverly J. Copas is signed by his/her duly appointed Attorney-in-fact Scott A. Buchanan, pursuant to the Power of Attorney recorded in Instrument #_____202410110079067_____, said Register's Office.

This is improved property, known as 5706 Briarwick Ct, Hermitage, TN 37076.

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. Whenever 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 hand(s) this 9th day of October, 2024.

Eugene R. Copas Sr
Eugene R. Copas, Sr.

Beverly J. Copas by Scott A Buchanan, her Attorney-In-Fact
Beverly J. Copas by Scott A. Buchanan, her Attorney-In-Fact

STATE OF Ohio
COUNTY OF Clark

On this 09 day of October, 2024, before me personally appeared Eugene R. Copas, Sr., 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 09 day of October, 2024.

Marie Hershiser
Notary Signature
My commission expires: 10.25.2025

NOTARY PUBLIC STATE OF OHIO

MARIE HERSHISER
Notary Public
State of Ohio
My Comm. Expires
October 25, 2025

STATE OF Ohio
COUNTY OF Clark }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Scott A. Buchanan, Attorney-in-Fact for Beverly J. Copas, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 09 day of October, 2024.

Marie Hershiser
Notary Public

NOTARY PUBLIC STATE OF OHIO

MARIE HERSHISER
Notary Public
State of Ohio
My Comm. Expires
October 25, 2025

My Commission Expires: 10.25.2025

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 October 9 2024.

Affiant Signature

10/10/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of October 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026