Karen Johnson Davidson County
Batch# 1295888 DEEDWARR
07/11/2025 07:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250711-0054513

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $480,000.00

Affiant

Subscribed and sworn to before me this 9 **day of July, 2025.**

Notary Public
My commission expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Nicholas Hankins 4043 Marydale Dr. Nashville, TN 37209	Tomo Mortgage LLC 1411 Broadway, 16th Floor New York, NY 10018	041-04-0-106

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Gary Cope and Barbara J. Cope, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nicholas Hankins, a single person,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 166 on the Plan of Dalemere Subdivision, Section 7, which is of record in Book 3700 Page 123, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 166 fronts 122 feet on the easterly side of Marydale Drive and runs back 412 feet on the northerly line and 430.95 feet on the southerly line, which is a broken line, to w dead line in the rear measuring 32.68 feet thereon.

Being the same property conveyed to Gary Cope and wife, Barbara J. Cope by deed from Robert J. Derryberry, by and through Sandra J. Derryberry, Attorney in Fact, and wife, Sandra J. Derryberry of record in Book 7612 Page 867, Register's Office for Davidson County, Tennessee, and dated July 25, 1988.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Dalemere of record in Book 3700 Page 123 Register's Office for Davidson County, Tennessee.

This property is improved property known as 4043 Marydale Drive, Nashville, TN 37207

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 7th day of July, 2025.

Gary Cope

Barbara J. Cope

Barbara J. Cope

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of July, 2025, before me personally appeared Gary Cope and Barbara J. Cope, 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 7th day of July, 2025.

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/7/27

202507110054513

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 9 day of July, 2025.

Affiant Signature

Date 7.9.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 08-10-2027

