Karen Johnson Davidson County
Batch# 1311467 DEEDWARR
08/18/2025 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20250818-0065873

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2025.

Notary Public

My commission expires: 9-7-26

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Hoyt Copeland | Simmons Bank | 142-03-0A-327.00-CO |
| 327 Deer Lake Drive | 17901 Chenal Pkwy | |
| Nashville, TN 37221 | Little Rock, AR 72223 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DARA HOLLOWAY, MARABETH SMITH AND FRANCES KENDRICK, HEIRS OF THE ESTATE OF MARILYN W. IRBY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOYT COPELAND, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Unit No. 327 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63, and in Book 5298, Page 717, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in Bylaws of Deer Lake Retirement Association, Inc., of record in Book 7556, Page 354 in the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed and Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim.\r\n\r\nBeing the same property conveyed to Marilyn W. lrby, unmarried by Warranty Deed from Deer Lake Retirement Association, Inc, a Tennessee nonprofit corporation, of record in Instrument No. 20151230-0131223 Register's Office for Davidson County, Tennessee, dated December 28, 2015 and recorded on December 30, 2015.

Said Marilyn W. Irby having deceased on or about September 30, 2024.

Affidavit of Heirship recorded in Instrument No. 202508180065872, vesting subject property to Dara Holloway, Marabeth Smith and Frances Kendrick as heirs at law.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 327 Deer Lake Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2025.

**The Estate of Marilyn W. Irby**

**By:** Dara Holloway
**Dara Holloway, Heir**

**By:** Marabeth Smith, Heir
**Marabeth Smith, Heir**

**By:** [signature] heir
**Frances Kendrick, Heir**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dara Holloway, Marabeth Smith, and Frances Kendrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Heirs of The Estate of Marilyn W. Irby, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2025.

[signature]
Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

**CERTIFICATE OF AUTHENTICITY**

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 8/15/25, 2025.

Affiant
Date: August 18, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18 day of August, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

