Karen Johnson Davidson County
Batch# 1334853 DEEDWARR
10/16/2025 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20251016-0082456

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $406,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/24/28

(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
Deisi Sanchez and Douglas Sanchez	American Pacific Mortgage Corporation	
(NAME) 712 Robert Burns Dr.	(NAME) 3000 Lava Ridge Court, Suite 200	12005005300
(ADDRESS) Nashville, TN 37217	(ADDRESS) Roseville, CA 95661	
(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, WE, **Lorraine Flora Victoria Blackman aka Lorraine Cooper Blackman, Executrix of the Estate of Virginia Elizabeth Owens Cooper**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas Sanchez and Deisi Sanchez, 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. 230 on the plan of Glengarry Park, Section Two, of record in Book 2663, Page 124, Register's Office for said County.

SAID Lot No. 230 fronts 100.0 feet on the southwesterly margin of Robert Burns Drive and extends back between parallel lines 200.0 feet to a dead line.

Being the same property conveyed to Herschel Cooper, Jr. and wife, Virginia Cooper, by virtue of that certain Warranty Deed dated May 30, 1984, and being of record at Book 6303, Page 102 in the Register's Office of Davidson County, Tennessee. Herschel Cooper, Jr. having pre-deceased Virginia Cooper on November 8, 1986. Virginia Cooper having died testate on/or about February 16, 2025. Last Will and Testament of Virginia Elizabeth Cooper admitted for probate in the Probate Court of Davidson County, Tennessee at Docket No. 25P830 and Letters Testamentary issued appointing Lorraine Flora Victoria Blackman as Executrix. *Virginia Cooper, being one and the same, is also known as Virginia Elizabeth Owens Cooper and Virginia Elizabeth Cooper.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 712 Robert Burns Dr. Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15th day of October, 2025.

Lorraine Flora Victoria Blackman, Executrix of the Estate of Virginia Elizabeth Owens Cooper

By: Lorraine Flora Victoria Blackman, Executrix

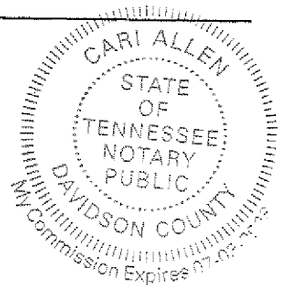
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and state, the within named **Lorraine Flora Victoria Blackman** as Executrix of the **Estate of Virginia Elizabeth Owens Cooper** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of October, 2025.

Notary Public

My Commission Expires: 7-3-28



Certification of Recorded Documents

I, Channing Miles, 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 15, 2025.

(AFFIANT) – Channing Miles

10/15/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of October, 2025.

My commission expires: 1/24/28

Notary Public

