Karen Johnson Davidson County
Batch# 1371244 DEEDWARR
01/21/2026 07:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260121-0004554

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-6182

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

John Cope
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of January, 2026

ANDRE SIERRA
Notary Public - State of Florida
Commission # HH 665528
Expires on April 16, 2029

HH 665528
Andre Sierra
Notary Public

Commission Expires: 04/16/2029

Notarized remotely online using communication technology via Proof.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Selena C. Rippy 1042 Ashmore Dr Nashville, TN 37211	Old National Bank 4500 Washington Avenue Evansville, IN 47714	161-06-0A-053.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

John Cope, an unmarried man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Selena C. Rippy, a single woman

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 Unit 53 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Cope and wife, Judy Cope by Warranty Deed from Centex Homes, a Nevada general partnership of record in Instrument No. 20090521-0046877 Register's Office for Davidson County, Tennessee, dated May 13, 2009 and recorded on May 21, 2009.

The said Judy Cope died October 23, 2025, leaving John Cope as surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1042 Ashmore Dr, Nashville, TN 37211

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 so 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.

Dated this the 15th day of January, 2026.

John Cope

John Cope

STATE OF Florida
COUNTY OF Duval

On this 15th day of January, 2026, before me personally appeared John 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 15th day of January, 2026.

HH 665528
Andre Sierra
Notary Signature
My commission expires: 04/16/2029

ANDRE SIERRA
Notary Public - State of Florida
Commission # HH 665528
Expires on April 16, 2029

John Cope
DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Joshua A. Terry, 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 1115126.

Affiant Signature – Joshua A. Terry

1116126

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1116126.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27