Karen Johnson Davidson County
Batch# 1443002 DEEDWARR
07/07/2026 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,718.50
20260707-0061195

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,005,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2026.

Notary Public

My commission expires: 11/5/25

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:
Charlotte Hart	CrossCountry Mortgage, LLC	083-02-0-087.00
1403 Roberts Avenue	2160 Superior Avenue	
Nashville, TN 37206	Cleveland, OH 44114	

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, **MATTHEW HOWARD HOPE AND JOANNA MARIE CUCHIARO NKA JOANNA MARIE HOPE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLOTTE HART, UNMARRIED WOMAN**, 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:

Land in Davidson County, Tennessee, being Part of Lot No. 1 on the Plan of Map of Sharpe & Horn's Subdivision of Elwood Place of record in Plat Book 332, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Northerly margin of Roberts Avenue at the Southeast corner of the property conveyed to James T. Deason and wife, et al, of record in Book 7086, page 113, said Register's Office; thence with Deason's Easterly line, Northerly 170.0 feet, more or less, to an alley: thence with the said alley, Easterly 120.0 feet, more or less, to the Northwest corner of the property conveyed to Jerry N. Smith and wife, of record in Book 7633, page 754, said Register's Office; thence with said Smith's Westerly line, Southerly 170.0 feet, more or less, to the Northerly margin of Roberts Avenue; thence with the same, Westerly 120.0 feet, more or less, to the beginning.

Being the same property conveyed to Matthew Howard Hope, an unmarried man & Joanna Marie Cuchiaro, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Theresa M. Coggins, unmarried of record in Instrument No. 20200831-0098559 Register's Office for Davidson County, Tennessee, dated August 27, 2020 and recorded on August 31, 2020. Joanna Marie Cuchiaro being now known as Joanna Marie Hope.

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

The address of the herein described property is believed to be 1403 Roberts Avenue, Nashville, TN 37206, 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 30th day of June, 2026.

Matthew Howard Hope

Matthew Howard Hope

Joanna Marie Hope

Joanna Marie Hope

STATE OF Texas
COUNTY OF Galveston

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Howard Hope and Joanna Marie Hope, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2026.

Notary Public

My Commission Expires: 09/05/2029

NOTARY PUBLIC STATE OF TEXAS

Gerzan Javier Chau

ID NUMBER
135531218
COMMISSION EXPIRES
September 5, 2029

Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 30. 2026

Affiant Signature

6th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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