Karen Johnson Davidson County
Batch# 1450499 DEEDWARR
07/22/2026 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20260722-0066398

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON Sumner The actual consideration or value, whichever is greater, for this transfer is $2,300,000.00. Affiant Subscribed and sworn to before me, this the 30th day of July, 2026. Notary Public My commission expires: 01/30/2029

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:
Nehemias Ezequiel Amaya Sorto	New Owner	130-08-0-110.00
3807 Harding Place		
Nashville, TN 37215		

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, **GARY COOPER AND THERESA M. COOPER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEHEMIAS EZEQUIEL AMAYA SORTO**, 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:

Land in Davidson County, Tennessee, being part of the Ella H. Baker 50 acre tract described as follows:

Beginning at a point on the Southerly margin of Harding Place, as the Northwest corner of part of said property conveyed to R.J. Menefee and wife by deed from Kate T. Sharber, of record in Book 1349, page 149, Register's Office for Davidson County, Tennessee; thence Southerly with Menefee's West line, 300 feet to an iron pin in the North line of G.F. Bedenbough property; thence with Bedenbough's line Westerly 40.2 feet to an iron pin at his corner; thence along his West line Southwesterly 35.8 feet to an iron pin; thence Westerly 77 feet to an iron pin in the Southeast corner of the St. Charles property; thence along said St. Charles' East line North 334 feet to an iron pin in the Southerly margin of Harding Place; thence Easterly along the margin of Harding Place, 150 feet to the beginning.

Being the same property conveyed to Gary Cooper by Warranty deed from Mitchell A. Binder, unmarried of record in Instrument No. 20141204-0111326 Register's Office for Davidson County, Tennessee, dated December 02, 2014 and recorded on December 04, 2014.

Being the same property conveyed to Gary Cooper and Theresa M. Cooper, husband and wife by Quitclaim deed from Gary Cooper, married of record in Instrument No. 20160728-0077538 Register's Office for Davidson County, Tennessee, dated July 26, 2016 and recorded on July 28, 2016.

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 3807 Harding Place, Nashville, TN 37215, 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 20th day of July, 2026.

Gary Cooper

Gary Cooper

Theresa M. Cooper

Theresa M. Cooper

STATE OF Virginia

COUNTY OF Hampton

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Gary Cooper and~~ Theresa M. Cooper, 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. DW

Witness my hand and seal this 17th day of July, 2026.

Dequan Winborne

Notary Public Dequan Winborne, Electronic Notary Public

My Commission Expires: 06/30/2029

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Dequan Winborne

REGISTRATION NUMBER
7940580
COMMISSION EXPIRES
June 30, 2029

Notarized remotely online using communication technology via Proof.

State of Texas
County of Travis

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 07/17/2026 by Gary Cooper.

Jennifer Jo Thomas

NOTARY PUBLIC · STATE OF TEXAS

Jennifer Jo Thomas

ID NUMBER
133341619
COMMISSION EXPIRES
September 23, 2028

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/20/26 (date of document).

Jennifer Russell
Affiant Signature

7/21/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of July 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

