

TC Cooksley Hackney, Recognized by BestAgents.us as a 2026 Top Agent

TC Cooksley Hackney Leads 1Simple Realty with Innovation, Experience, and a Client-First Approach



TC Cooksley Hackney has established herself as a trusted leader in the real estate industry, combining deep expertise with a passion for innovation and client success. As the Owner and Broker of 1Simple Realty, a boutique real estate firm based in Culpeper, Virginia, TC continues to redefine the home-selling experience through strategic solutions and a commitment to transparency.

TC's professional journey began in the late 1980s at Home & City Savings Bank, where she developed a strong foundation in finance and lending. Over the years, she has built a diverse background that includes underwriting, closings, secondary markets, property management, and commercial real estate development. This comprehensive experience allows her to approach each transaction with a well-rounded perspective, delivering tailored strategies that align with her clients' financial goals and lifestyle needs.

At 1Simple Realty, TC leads with a client-focused philosophy, ensuring that every individual she works with is supported from initial consultation through negotiation and contract execution. The firm itself is recognized for its innovative approach to real estate, offering alternatives to traditional listing models. By leveraging investor partnerships, sellers can bypass the open market, while rent-to-own programs provide flexible pathways for future transactions. These solutions are designed to simplify the process while maximizing profitability for homeowners.

A defining feature of 1Simple Realty is its transparent pricing structure. The company does not require sellers to pay a buyer's agent commission, enabling clients to retain more of their proceeds and achieve stronger financial outcomes. This commitment to clarity and value has positioned the firm as a modern and effective alternative in an evolving real estate landscape across Fredericksburg, Culpeper, and Haymarket.

In addition to serving clients, TC is deeply committed to supporting and mentoring other real estate professionals. She provides agents with flat-fee options, no hidden costs, and access to valuable resources such as personal websites, RETT feeds, nationwide referral networks, and annual goal-setting strategy sessions. Her dedication to education extends further through her work as an instructor and mentor within the industry.

TC holds multiple professional designations, including GRI, SFR, MRP, CNE, C2EX, and e-PRO®, underscoring her commitment to continuous learning and professional excellence. She attributes her long-standing success to a combination of industry knowledge, ethical practices, and a genuine desire to guide and educate her clients throughout every stage of the real estate journey.

Through her leadership at 1Simple Realty, TC Cooksley Hackney continues to set a high standard for innovation, integrity, and results-driven service, helping clients navigate life transitions with confidence and success.

Learn More about TC Cooksley Hackney:

Through her Best Agent's profile, <https://bestagents.us/profile?agent=2125390> or through her profile on 1Simple Realty, <https://1simplerealty.us/team/tc-cooksley>

About Best Agents

Best Agents recognizes the top real estate professionals across the nation to help buyers, sellers, and investors match with the most qualified agents in their area. Best Agent's comprehensive database of real estate professionals features agents by local expertise, verified licenses, transaction history, and

specializations to make sure that consumers are provided with the highest level of knowledge, seamless end-to-end service, and transparency in the buying and selling process.

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Source : TC Cooksley Hackney

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