Karen Johnson Davidson County
Batch# 1140958 DEEDWARR
05/30/2024 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20240530-0040185

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Sumner** The actual consideration or value, whichever is greater, for this transfer is **$280,000.00**. Zach Hootman **Affiant** Subscribed and sworn to before me, this **29th day of May, 2024.** Jacqueline G Brown **Notary Public** **My commission expires:** 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zachary Hootman and Helen Hootman **2933 Nautilus Drive** **Nashville, TN 37217**	**New Owner**	**136-15-0-046** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Angela Cook, Administrator of the Estate of Jerry Novak**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Zachary Hootman and Helen Hootman, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Harbour Town Village, Section II of record in Plat Book 4675, Page 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerry Novak by Warranty deed from Gayle Killom Winnett et vir Daniel A Winnett of record in Book 7125, page 276, Register's Office for Davidson County, Tennessee, dated 1/30/1987 and recorded on 2/3/1987.Corrected in Book 7130, page 928, Register's Office for Davidson County, Tennessee. The said Jerry Novak passed away on May 3, 2023 leaving Angela Cook, Administrator of the Estate of Jerry Novak admitted to the Probate Division in Davidson County, Tennessee, Docket No. 23P-2330.

HE-2024-219

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **2933 Nautilus Drive, Nashville, TN 37217**.

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 in 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/our hand(s) this **29th day of May, 2024.**

The Estate of Jerry William Novak

By: Angela Cook, Administrator
Angela Cook, Administrator

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of May, 2024, personally appeared before me, a Notary Public in and for said County and State, personally appeared Angela Cook, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Administrator of The Estate of Jerry William Novak the within named bargainor, and that he/she as Administrator, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as Administrator of The Estate of Jerry William Novak.

Witness my hand, at office, this 29th day of May, 2024.

Ericka Gannon Waters

Notary Signature
My commission expires:



HE-2024-219

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 05/29/24 (date of document).

Affiant Signature

05/29/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 29th day of May, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL