Karen Johnson Davidson County
Batch# 1157562 DEEDWARR
07/12/2024 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20240712-0052739

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$310,000.00**. Marmar Bastary **Affiant** Subscribed and sworn to before me, this **12th day of July, 2024.** **Notary Public** **My commission expires:** 11/2/20

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marmar Bastary and Emad Yousif **2933 Nautilus Drive** **Nashville, TN 37217**	**Capital Fund I** **14555 N Scottsdale Rd, Ste 200** **Scottsdale, AZ 85254**	**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, **Zachary Hootman and Helen Hootman, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Marmar Bastary and Emad Yousif, wife and husband**, 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 and 147, 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.

Being the same property conveyed to Zachary Hootman and Helen Hootman, husband and wife by Warranty Deed from Angela Cook, Administrator of the Estate of Jerry Novak of record in Instrument #20240530-0040185, Register's Office for Davidson County, Tennessee, dated May 29, 2024 and recorded on May 30, 2024, Register's Office for Davidson County, Tennessee.

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 **12th day of July, 2024.**

Zachary Hootman

Helen Hootman

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 12th day of July, 2024, before me personally appeared Zachary Hootman and Helen Hootman, 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 12th day of July, 2024.

Notary Signature
My commission expires:

My Commission Expires
July 7, 2025

DOUGLAS F. WASHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

HE-2024-309

Certification of Recorded Documents

I, Tameika Jones, 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 July 12, 2024.

Tameika Jones
(AFFIANT) – Tameika Jones

07/12/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 12th day of July, 2024.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY