THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1218547 DEEDWARR
12/20/2024 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $804.75
20241220-0098960

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $217,500.00.

Affiant

Subscribed and sworn to before me, this 17th day of December, 2024.

Notary Public
My commission expires: 8/19/2026

BRENDA NORTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/19/2026
SUMNER COUNTY

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Zachary Hootman and Helen Hootman**<br>**4020 Liberty Street**<br>**Old Hickory, TN 37138** | **Zachary Hootman and Helen Hootman**<br>**106 Center Point Ct**<br>**Hendersonville, TN 37075** | **063 08 0A 002.00**<br>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, **Carrie Emma Cox f.k.a. Carrie Pic-Olivo**, 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:

**Unit No. 2 on the Plan of LIBERTY STREET COTTAGES, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of record In Instrument Number 20151103-0112183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Carrie Pic-Olivo and Donovan Pic, as joint tenants with the right of survivorship, by Warranty Deed from Terrell Starks, of record in Instrument No. 20160630-0066968, in the Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on June 30, 2016. Donovan Pic died on January 6, 2024, leaving Carrie Pic-Olivo as sole surviving tenant with the right of survivorship.**

**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 **4020 Liberty Street, Old Hickory, TN 37138**.

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 ~~17th~~ 18th day of December, 2024.

Carrie Emma Cox

Carrie Emma Cox

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~SUMNER~~ Wake

On this ~~17th~~ 18th day of December, 2024, before me personally appeared Carrie Emma Cox, 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 ~~17th~~ 18th day of December, 2024.

Caroline L Curran
Notary Signature

My commission expires:

CAROLINE L CURRAN
Notary Public - North Carolina
Wake County
My Commission Expires Nov 11, 2025

**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 12/18/24 (date of document).

Affiant Signature

12/19/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 19th day of December, 2024

Notary Public

My Commission Expires:

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

NOTARY'S SEAL