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

Karen Johnson Davidson County
Batch# 1265125 DEEDWARR
04/28/2025 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20250428-0032120

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$339,900.00**.

Affiant

Subscribed and sworn to before me, this **22nd day of April, 2025**.

Notary Public
My commission expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sheilah Shelton **4020 Liberty Street** **Old Hickory, TN 37138**	**Dovenmuehle Mtg, Inc.** **PO Box 660592** **Dallas, TX 75266-0592**	**063-08-0A-002-00** 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, **Sheilah LaVon Shelton, unmarried woman**, 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.

Being the same property conveyed to Zachary Hootman and Helen Hootman, husband and wife by Warranty Deed from Carrie Emma Cox f/k/a Carrie Pic-Olivo of record in Instrument No. 20241220-0098960, in the Register's Office for Davidson County, Tennessee, dated December 18, 2024 and recorded on December 20, 2024.

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 **22nd day of April, 2025.**

Zachary Hootman

Zachary Hootman

Helen Hootman

Helen Hootman

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22nd day of April, 2025, 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 22nd day of April, 2025.

Jacqueline G Brown

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202504280032120

Certificate of Authenticity

I, Joshua A. Terry, 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 4/22/25.

Affiant Signature – Joshua A. Terry

4/23/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/23/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27