Karen Johnson Davidson County
Batch# 1422773 DEEDWARR
05/20/2026 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20260520-0045446

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-
closing@nationstitle.com

State of TN
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $640,000.00

Affiant Signature

Subscribed and sworn to before me on this the 13th Day of May 2026.

Notary Public
My Commission expires _____/_____/ _____

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

NAME AND ADDRESS OF PROPERTY OWNER:
Charlie Zimmerman and Darby Zimmerman
7132 Poplar Vreek Trce
Nashville, TN 37221

SEND TAX BILLS TO:
Charlie Zimmerman and Darby Zimmerman
7132 Poplar Vreek Trce
Nashville, TN 37221

MAP AND PARCEL NUMBER: 155080C06200CO

WARRANTY DEED
26NT00966

Effective the____ Day of _____, _____ and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

David Ortiz and Rachel Ortiz, a married couple

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Charlie Zimmerman and Darby Zimmerman, Husband and Wife.

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON County, Land in Davidson County, Tennessee, being Lot No. 62, PHASE 2, POPLAR CREEK ESTATES, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Pages 339-347, amended in Plat Book 7900, Pages 888-889, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said properly.**

Being the same property conveyed to David Ortiz and Rachel Ortiz, a married couple from Hunter Nicole Smith and Andrew Brady Smith, wife and husband, by Warranty Deed dated 02/16/2023 and recorded 02/21/2023 in Instrument No. 20230221-0012132, Register's Office of said County.

Being the same property conveyed to Hunter Nicole Smith and Andrew Brady Smith, wife and husband by Warranty Deed from Philip Charles Hemmer and Jennifer Lynn Hemmer, dated

December 16, 2020, and recorded December 18, 2020 of record in Instrument No. 20201218-0149959, Register's Office of Davidson County, Tennessee.

Witness our hands this the 12 day of May, 2026

David Ortiz

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **David Ortiz**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Rachel Ortiz

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rachel Ortiz**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Linzie Hahn, 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 5/13/26.

Date

Hahn

Affiant Signature

5/13/26

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 13th day of May, 2026.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028