Karen Johnson Davidson County
Batch# 587306 DEEDWARR
03/08/2021 03:42:30 PM 7 pgs
Fees: $38.00 Taxes: $1,539.57
20210308-0030258

Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE
Atlanta, GA 30346

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
9001 Cypress Waters Blvd, Suite 3-B
Coppell, TX 75019-4786

Property Appraiser's Parcel ID #:
126160A55600CO
File Number: 2101-TN-109920
Consideration: $416,100.00

WARRANTY DEED

THIS WARRANTY DEED, executed this **3rd** day of **March**, 2021,

by and between the grantor, **Sadie Strickland and Justin Kyle Strickland, wife and husband and Michael Modic, a married man**

and the grantee, **Zillow Homes Property Trust, a Delaware Statutory Trust** whose address is: 4343 N Scottsdale Rd, Ste 390, Scottsdale, AZ 85251

WITNESSETH: that for the sum of **Four Hundred Sixteen Thousand One Hundred Dollars and No Cents ($416,100.00)**

in hand paid by the grantee, the grantor does hereby convey to the grantee, his heirs and assigns, the following tract of land situated in Davidson County, State of Tennessee, to-wit:

See attached Exhibit A

Commonly known as: 7712 Riverview Bend Drive, Nashville, TN 37221

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

_____

Sadie Strickland

_____

Justin Kyle Strickland

Michael T. Modic

Michael Modic

State of Virginia)

ss

County of James City)

On this 3rd day of March, 2021 before me personally appeared Sadie Strickland, Justin Kyle Strickland, and Michael Modic, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Sadie Strickland, Justin Kyle Strickland and Michael Modic executed the same as their free act and deed.

Erica L Huggins

REGISTRATION NUMBER

7881685

COMMISSION EXPIRES

December 31, 2024

Erica L Huggins

Notary Public

Erica L Huggins

Printed Name

My commission expires: 12/31/2024

Notarized online using audio-video communication

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

Sadie Strickland

Justin Kyle Strickland

Justin Kyle Strickland

Michael Modic

State of Florida)
ss
County of Hillsborough)

On this 4th day of March, 2021 before me personally appeared ~~Sadie Strickland~~, Justin Kyle Strickland, ~~and Michael Modic~~, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that ~~Sadie Strickland,~~ Justin Kyle Strickland, ~~and Michael Modic~~ executed the same as their free act and deed.

Florida

Hillsborough

VAUGHN RICE
Notary Public - State of Florida
Commission # GG917130
Expires on September 26, 2023

GG917130 09/26/2023

Online Notary

Notary Public

Vaughn Rice

Printed Name

My commission expires: 09/26/2023

Notarized online using audio-video communication

And the grantor will WARRANT the title against all persons whomsoever.
IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

Sadie Strickland

Justin Kyle Strickland

Michael Modic

State of Tennessee)
ss
County of Davidson)

On this 4th day of March, 2021 before me personally appeared Sadie Strickland, ~~Justin Kyle Strickland, and Michael Modic~~, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Sadie Strickland, ~~Justin Kyle Strickland~~, ~~and Michael Modic~~ executed the same as their free act and deed.

Notary Public

Susan Long Oliver
Printed Name

My commission expires: 3-8-2022

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

OATH OF CONSIDERATION

State of Texas)
ss
County of Dallas)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 416,100.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Zillow Homes Property Trust, a Delaware Statutory Trust

By: A. Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 3rd, of March,
2021 by Amy Downey, Authorized Signor, Zillow Homes Property Trust, a Delaware Statutory Trust.

Kelli Jackson
Notary Public

KELLI JACKSON
Printed Name

My commission expires: 4/26/22

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Final Plat, Riverwalk, Phase 3C of record in Plat at Instrument No. 20050706-0077607, and Surveyor's Certificate of Correction recorded in Instrument No. 20070330-0038464, 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 Sadie Ellen Strickland and Justin Strickland, a married couple, and Michael Terrence Modic, a married man, all as joint tenants with right of survivorship by Warranty Deed from Alex H. Craw, unmarried recorded on July 22, 2020 in 202007220080485 in the Register's Office of Davidson County, TN.

Parcel ID No: 126160A55600CO

For information purposes only: 7712 Riverview Bend Drive, Nashville, TN 37221

Mail Tax Statements to:
Zillow Homes Property Trust, a Delaware Statutory Trust
1301 N. 2nd Ave Fl 31
Seattle, WA 98101

New Owner's Address: **Zillow Homes Property Trust, a Delaware Statutory Trust**
4343 N Scottsdale Rd, Ste 390
Scottsdale, AZ 85251

True Copy Certification

I, Amir Saleem, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Texas

County of Dallas

Personally appeared before me, Kelli Jackson, a notary public for this county and state, Amir Saleem who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Notary's Signature

My Commission Expires: 4/26/22

Notary' Seal (if on paper)