Karen Johnson Davidson County
Batch# 622137 DEEDWARRSP
04/26/2021 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,616.90
20210426-0055010

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-21-22
(AFFIX SEAL)

KIMBERLY D. HILL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 2002 Richard Jones Road, Suite 306-C, Nashville, TN 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Briana Iverson and Brady Iverson 7712 Riverview Bend Dr Nashville, TN 37221	Brady Iverson and Briana Iverson 7712 Riverview Bend Dr Nashville, TN 37221	126-16-0A-556.00-CO

For and in consideration of the sum of Four Hundred Thirty-Seven Thousand And No/100 Dollars ($437,000.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Zillow Homes Property Trust, a Delaware Statutory Trust, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Briana Iverson and Brady Iverson, wife and husband, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

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 Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty deed from Sadie Strickland and Justin Kyle Strickland, wife and husband and Michael Modic, a married man of record in Instrument No. 20210308-0030258 Register's Office for Davidson County, Tennessee, dated March 03, 2021 and recorded on March 08, 2021.

This conveyance is SUBJECT TO all current taxes and assessments, reservations in patents, easements,
rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record; all matters that would be disclosed by an accurate ALTA/ACSM survey or physical inspection of the Property; and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property.

This is unimproved ☐ improved ☒ 7712 Riverview Bend Dr, Nashville, TN 37221

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 12 day of April, 2021.

Zillow Homes Property Trust, a Delaware Statutory Trust

BY: _____
Shrieka Smith

State of GA
County of Forsyth

I, Lorraine Perez, a Notary Public for the said County and State, do hereby certify that Shrieka Smith personally appeared before me this day and acknowledged that (s)he is the Authorized Signer of Zillow Homes Property Trust, a Delaware Statutory Trust, and that by authority duly given and as the act of such entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 12 day of April, 2021.

_____ Notary Public

Lorraine Perez
Notary's Printed or Typed Name

My Commission Expires:
4-11-22

LORRAINE PEREZ
NOTARY PUBLIC
Commission Expires
04-11-2022
FORSYTH COUNTY, GEORGIA

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

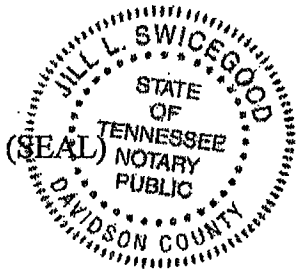
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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