Karen Johnson Davidson County
Batch# 663735 DEEDWARRSP
06/24/2021 10:22:30 AM 5 pgs
Fees: $28.00 Taxes: $928.70
20210624-0085601

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 #:
053-14-0-132.00
File Number: 2105-TN-117469
Consideration: $251,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 17 day of June, 2021,

by and between the grantor, **Zillow Homes Property Trust, a Delaware Statutory Trust**

and the grantee, **Daniel J. Lyons, a single man,** whose address is: 201 Nawakwa Trail, Madison, TN 37115

WITNESSETH: that for the sum of **Two Hundred Fifty One Thousand Dollars and No Cents ($251,000.00)**

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: 201 Nawakwa Trail, Madison, TN 37115

THIS CONVEYANCE is made subject to covenants, conditions, restrictions, reservations, limitations, easements, rights-of-way, encumbrances, liens, liabilities, and other matters as may appear of record, if any; current taxes and assessments; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, all matters that would be disclosed by an accurate ATLA/ACSM survey or physical inspection of the property.

AND THE GRANTOR COVENANTS that he is seized and possessed of this land, and has a right to convey it, and warrants the title against all persons claiming under him.

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.

Zillow Homes Property Trust, **a Delaware Statutory Trust**
By: Signpost Homes, Inc.
Its: Titling Trust Administrator

By: Samantha Phillips
Name: Samantha Phillips
Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Samantha Phillips with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself or herself to be the Authorized Signatory of Zillow Homes Property Trust, a Delaware Statutory Trust, the within named bargainor, a limited liability company, and that he or she as such Authorized Signatory, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such Authorized Signatory.

WITNESS my hand and official seal at office this 17 day of June, 2021.

KEZZIE JOSEPH NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 20, 2025

Notary Public: Kezzie Joseph

Printed Name: Kezzie Joseph

My commission expires: 4/20/25

OATH OF CONSIDERATION

State of TN)
ss
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $251,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Daniel J. Lyons

~~Paige E. Hines~~

This instrument was acknowledged before me on this day 22nd, of June 2021,

2021 by Daniel J. Lyons ~~and Paige E. Hines.~~

Notary Public

Ann Stathos Donnell

Printed Name

Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Nawakwa Hills, Pow-wow Addition, Section I of record in Plat Book 843, Page 79, in the Register's Office of 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 Christopher Pottinger and Ebonyswanson NKA Ebony Pottinger, husband and wife recorded on May 10, 2021 in 202105100062267 in the Register's Office of Davidson County, TN.

Parcel ID No: 053-14-0-132.00

For information purposes only: 201 Nawakwa Trail, Madison, TN 37115

Mail Tax Statements to: **Daniel J. Lyons**
201 Nawakwa Trail
Madison, TN 37115

New Owner's Address: **Daniel J. Lyons**
201 Nawakwa Trail
Madison, TN 37115

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)