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

Karen Johnson Davidson County
Batch# 668228 DEEDWARRSP
06/30/2021 10:05:30 AM 5 pgs
Fees: $28.00 Taxes: $1,258.00
20210630-0088577

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

Property Appraiser's Parcel ID #:
13606003400
File Number: 2106-TN-118719
Consideration: $340,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 23 day of June, 2021,

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

and the grantee, **Krystelle Marie Ashbaugh, an unmarried woman and David William Ashbaugh, a married man,** whose address is: 3509 Colony Point W, Nashville, TN 37217

WITNESSETH: that for the sum of **Three Hundred Forty Thousand Dollars and No Cents ($340,000.00)**

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: 3509 Colony Point W, Nashville, TN 37217

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: Hezzie Joseph

Name: Hezzie Joseph
Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Hezzie Joseph 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 23 day of June, 2021.

Samantha Phillips
Notary Public

Samantha Phillips
Printed Name

My commission expires: 05-27-2025

Samantha Phillips
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires May 27 2025

OATH OF CONSIDERATION

State of California)
ss
County of San Diego)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Krystelle Marie Ashbaugh
Krystelle Marie Ashbaugh

David William Ashbaugh
David William Ashbaugh

This instrument was acknowledged before me on this day 29, of June, ~~2021~~ NB 2021 by Krystelle Marie Ashbaugh and David William Ashbaugh.

Nicholas P. Bailey
Notary Public

Nicholas P. Bailey
Printed Name

Commission expires: 4-11-2025

NICHOLAS P. BAILEY
COMM # 2351505
SAN DIEGO County
California Notary Public
Comm Exp Apr. 11, 2025

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of Priest Lake Park Subdivision, Section 5 of record in Plat Book 4460, Page(s) 174 through 176, inclusive, 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 Robert Ryan and Dorothy C. Ryan, husband and wife recorded on May 13, 2021 in 20210513-0064909 in the Register's Office of Davidson County, TN.

Parcel ID No: 13606003400

For information purposes only: 3509 Colony Point W, Nashville, TN 37217

Mail Tax Statements to: **Krystelle Marie Ashbaugh and David William Ashbaugh**
3509 Colony Point W
Nashville, TN 37217

New Owner's Address: **Krystelle Marie Ashbaugh and David William Ashbaugh**
3509 Colony Point W
Nashville, TN 37217

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)