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

Karen Johnson Davidson County
Batch# 676100 DEEDWARRSP
07/13/2021 04:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,942.50
20210713-0094387

Property Appraiser's Parcel ID #:
072-14-0J-001.00-CO
File Number: 2106-TN-118715
Consideration: $525,000.00

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 30 day of June, 2021,

by and between the grantor, **Zillow Homes Property Trust, a Delaware Statutory Trust** and the grantee, **Kaitlin Guthrie and Stuart Guthrie, wife and husbandas joint tenants** , whose address is: 1516A Straightway Ave, Nashville, TN 37206

WITNESSETH: that for the sum of **Five Hundred Twenty Five Thousand Dollars and No Cents ($525,000.00)**

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: 1516A Straightway Ave, Nashville, TN 37206

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
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 30 day of June, 2021.

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

Notary Public

Kezzie Joseph
Printed Name

My commission expires: 4/20/25

**OATH OF CONSIDERATION**

State of TN )
ss
County of Dam )

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $525,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Kaitlin Guthrie

Stuart Guthrie

This instrument was acknowledged before me on this day 9, of July, 2021 by Kaitlin Guthrie and Stuart Guthrie.

Notary Public

Derek Truelove

Printed Name

Commission expires: 3 4 24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

**Exhibit A**
**Legal Description**

Land in Davidson county, Tennessee, being Unit A on the Plan of Declaration of Covenants, Conditions, and Restrictions for 1516 Straightway Avenue, a Horizontal Property Regime with Private Elements, as shown as Exhibit "B" of record in Instrument Number 20140422-0033874, 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 Jared Jack Lynch and Gina Maria Cella, Husband and Wife recorded on May 14, 2021 in 20210514-0065102 in the Register's Office of Davidson County, TN.

Parcel ID No: 072-14-0J-001.00-CO

**For information purposes only:** 1516A Straightway Ave, Nashville, TN 37206

Mail Tax Statements to: **Kaitlin Guthrie and Stuart Guthrie**
1516A Straightway Ave
Nashville, TN 37206

New Owner's Address: **Kaitlin Guthrie and Stuart Guthrie**
1516A Straightway Ave
Nashville, TN 37206

# Certificate of Authenticity

I, MELINDA SPINK, 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 **30 June, 2021**.

Date

Affiant Signature

**12 July, 2021**

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this **12** day of **July**, 20**21**.

Notary's Signature

My Commission Expires: 10-06-2024

Date

Notary's Seal (if on paper)

LATONYA HENDERSON
Notary Public, State of Texas
Comm. Expires 10-06-2024
Notary ID 125786372