Karen Johnson Davidson County
Batch# 681085 DEEDWARRSP
07/22/2021 08:53:30 AM 5 pgs
Fees: $28.00 Taxes: $980.50
20210722-0098252

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 #:
135 12 0E 310.00
File Number: 2106-TN-119754
Consideration: $265,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 6 day of July, 2021,

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

and the grantee, **Sagnika Ghosh, an unmarried woman ,** whose address is: 2608 Nashboro Blvd #310, Nashville, TN 37217

WITNESSETH: that for the sum of **Two Hundred Sixty Five Thousand Dollars and No Cents ($265,000.00)**

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: 2608 Nashboro Blvd #310, 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: _____

Name: Kezzie Joseph

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Kezzie 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 06 day of July, 2021.

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

_____

Notary Public

Samantha Phillips

Printed Name

My commission expires: 05-27-2025

OATH OF CONSIDERATION

State of Tennessee)
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 $265,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Sagnika Ghosh
Sagnika Ghosh

This instrument was acknowledged before me on this day 19, of July, 2021 by Sagnika Ghosh.

Lashae Whitley
Notary Public

Lashae Whitley
Printed Name

Commission expires: 09-18-2024

LASHAE WHITLEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 310, Tract No. 21 of Nashboro Village at Fairway Pointe, Phase Two, of record in Plat Book 4660, Page 159, and as shown on amendment to Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowner's Association, Inc., of record in Instrument 20050222-0018814, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Susan E. Graf and Wayne Goode, wife and husband recorded on April 21, 2021 in 20210421-0053400 in the Register's Office of Davidson County, TN.

Parcel ID No: 135 12 0E 310.00

For information purposes only: 2608 Nashboro Blvd #310, Nashville, TN 37217

Mail Tax Statements to: Sagnika Ghosh
2608 Nashboro Blvd #310
Nashville, TN 37217

New Owner's Address: Sagnika Ghosh
2608 Nashboro Blvd #310
Nashville, TN 37217

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 07/06/2021.

Date

Affiant Signature

07/19/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 19th day of July, 2021.

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