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

Karen Johnson Davidson County
Batch# 684884 DEEDWARRSP
07/27/2021 04:11:30 PM 5 pgs
Fees: $28.00 Taxes: $1,361.60
20210727-0101187

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

Property Appraiser's Parcel ID #:
142 09 0D 222.00
File Number: 2106-TN-119535
Consideration: $368,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 19 day of July, 2021,

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

and the grantee, **Machelle Nanette Davidson, a single woman** , whose address is: 8542 Sawyer Brown Road, Unit 8542, Nashville, TN 37221

WITNESSETH: that for the sum of **Three Hundred Sixty Eight Thousand Dollars and No Cents ($368,000.00)**

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: 8542 Sawyer Brown Road, Unit 8542, Nashville, TN 37221

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: 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 19th day of July, 2021.

BRAELA BANKS NOTARY PUBLIC DOUGLAS COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 06, 2024

Notary Public

Braela Banks

Printed Name

My commission expires: 12/6/24

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Dickson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $368,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Machelle Nanette Davidson

Machelle Nanette Davidson

This instrument was acknowledged before me on this day 26th of July,

2021 by Machelle Nanette Davidson.

Notary Public

Rosalie Collura

Printed Name

Commission expires: 08/12/2024

ROSALIE COLLURA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 8542, on the Plan of River Plantation, Section X, Phase II C, together with Carport 8542-C, of record in Book 9700, Pages 143 & 144; amended in Book 9700, Pages 186 & 187, as shown on the Master Deed for River Plantation, Section 10, Phase One, of record in Book 9394, Page 598; Book 9780, Page 284; Book 9669, Page 111; Book 10024, Page 409; Book 10136, Page 708; Book 10417, Page 348; and Instrument No. 20081203-0117317, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Paul Singh Kahlon, a single man recorded on June 3, 2021 in 20210603-0074669 in the Register's Office of Davidson County, TN.

Parcel ID No: 142 09 0D 222.00

For information purposes only: 8542 Sawyer Brown Road, Unit 8542, Nashville, TN 37221

Mail Tax Statements to: **Machelle Nanette Davidson**
8542 Sawyer Brown Road, Unit 8542
Nashville, TN 37221

New Owner's Address: **Machelle Nanette Davidson**
8542 Sawyer Brown Road, Unit 8542
Nashville, TN 37221

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 07/19/2021.

Date

Affiant Signature

07/26/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 26 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