Karen Johnson Davidson County
Batch# 692621 DEEDWARR
08/06/2021 03:21:30 PM 6 pgs
Fees: $33.00 Taxes: $906.22
20210806-0106506

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

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
5215 N O'Connor Blvd, Ste 1200
Irving, TX 75039

Property Appraiser's Parcel ID #:
161110A21800CO
File Number: 2107-TN-124557
Consideration: $244,925.00

WARRANTY DEED

THIS WARRANTY DEED, executed this **4th** day of **August**, 2021,

by and between the grantor, **Christopher S. Prichard and Kimberly R. Prichard, Trustees of Christopher and Kimberly Prichard Living Trust dated November 21, 2018**

and the grantee, **Zillow Homes Property Trust, a Delaware Statutory Trust** whose address is: 4343 N Scottsdale Rd, Ste 390, Scottsdale, AZ 85251

WITNESSETH: that for the sum of **Two Hundred Forty Four Thousand Nine Hundred Twenty Five Dollars and No Cents ($244,925.00)**

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: 439 Huntington Ridge Drive, Nashville, TN 37211

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.

Christopher and Kimberly Prichard Living Trust dated November 21, 2018

Christopher S Prichard

Christopher S. Prichard, Trustee

Kimberly R Prichard

Kimberly R. Prichard, Trustee

State of Texas)
ss
County of Harris)

On this 4th day of August 2021, 2021 before me personally appeared Christopher S. Prichard, Kimberly R. Prichard, Trustees of Christopher, and Kimberly Prichard Living Trust dated November 21, 2018, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Christopher S. Prichard, Kimberly R. Prichard, Trustees of Christopher, and Kimberly Prichard Living Trust dated November 21, 2018 executed the same as their free act and deed.

NOTARY PUBLIC STATE OF TEXAS

Ikome Chefor

ID NUMBER
132644968
COMMISSION EXPIRES
August 26, 2024

Notary Public

Ikome Chefor
Printed Name

My commission expires: 08/26/2024

Notarized online using audio-video communication

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of FLORIDA)
)
☐ City ☑ County of Lake)

On 08/04/2021 (Date) before me, Nia A Hamilton (Notary Name),

personally appeared Kimberly R Prichard
(Name(s) of Signer(s))

❑ personally known to me **-- OR --**

❑ proved to me on the basis of the oath of _____ **-- OR --**
(Name of Credible Witness)

☑ proved to me on the basis of satisfactory evidence: driver_license
(Type of ID Presented)

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

WITNESS my hand and official seal.

NIA A HAMILTON
Notary Public - State of Florida
Commission # HH27454
Expires on August 3, 2024

Notary Public Signature: Nia A Hamilton

Notary Name: Nia A Hamilton

Notary Commission Number: HH27454

Notary Commission Expires: 08/03/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Deed

Document Date: 08/04/2021 Number of Pages (w/ certificate): _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
☑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: Self

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: _____

OATH OF CONSIDERATION

State of Texas)
ss
County of Dallas)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 244,925.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Zillow Homes Property Trust, a Delaware Statutory Trust

By: A Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 4, of August,
2021 by Amy Downey, Authorized Signor, Zillow Homes Property Trust, a Delaware Statutory Trust.

Notary Public

KELLI JACKSON

Printed Name

My commission expires: 4/26/22

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 2018 on the Plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with one membership in Huntington Ridge Homeowners Association, Inc., a non-for-profit(sic) corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or anywise appertaining to said membership.
Being the same property conveyed to Christopher S. Prichard and Kimberly R. Prichard, Trustees of Christopher and Kimberly Prichard Living Trust dated November 21, 2018 by Quit Claim Deed from Christopher Shawn Prichard and Kimberly Renee Prichard recorded on June 12, 2019 in 20190612-0056540 in the Register's Office of Davidson County, TN.

Parcel ID No: 161110A21800CO

For information purposes only: 439 Huntington Ridge Drive, Nashville, TN 37211

Mail Tax Statements to:
Zillow Homes Property Trust, a Delaware Statutory Trust
1301 N. 2nd Ave Fl 31
Seattle, WA 98101

New Owner's Address: **Zillow Homes Property Trust, a Delaware Statutory Trust**
4343 N Scottsdale Rd, Ste 390
Scottsdale, AZ 85251

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 08/04/2021.

Date

Affiant Signature

08/05/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 5th day of August, 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