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

Karen Johnson Davidson County
Batch# 697276 DEEDWARRSP
08/13/2021 11:28:30 AM 5 pgs
Fees: $28.00 Taxes: $906.50
20210813-0109583

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
5215 N O'Connor Blvd, Ste 1100
Irving, TX 75039

Property Appraiser's Parcel ID #:
149-02-0F-019.00-CO
File Number: 2107-TN-122260
Consideration: $245,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 27TH day of JULY, 2021,

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

and the grantee, **Surafel M. Negash, an unmarried man** , whose address is: 136 Shiaway Court, Unit 19, Nashville, TN 37217

WITNESSETH: that for the sum of **Two Hundred Forty Five Thousand Dollars and No Cents ($245,000.00)**

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: 136 Shiaway Court, Unit 19, 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: 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 21th 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 TN)
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 $245,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

X _____
Surafel M. Negash

This instrument was acknowledged before me on this day 10, of Aug,
2021 by Surafel M. Negash.

_____
Notary Public

Louis Nosakhare Ogiemwonyi
Printed Name

Commission expires: 09-06-2022

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 19 on the Plan of Raven's Retreat, a Horizontal Property Regime with Private Elements (formerly Vale Ridge Townhomes) as described in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Raven's Retreat, of record in Instrument No. 20120606-0049559, 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 Aaron P. Barfoot, an Unmarried Man recorded on June 24, 2021 in 20210624-0085620 in the Register's Office of Davidson County, TN.

Parcel ID No: 149-02-0F-019.00-CO

For information purposes only: 136 Shiaway Court, Unit 19, Nashville, TN 37217

Mail Tax Statements to: **Surafel M. Negash**
136 Shiaway Court, Unit 19
Nashville, TN 37217

New Owner's Address: **Surafel M. Negash**
136 Shiaway Court, Unit 19
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 07/27/2021.

Date

Affiant Signature

08/12/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 12th 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