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

Karen Johnson Davidson County
Batch# 698263 DEEDWARRSP
08/16/2021 11:19:30 AM 5 pgs
Fees: $28.00 Taxes: $962.00
20210816-0110259

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

Property Appraiser's Parcel ID #:
162120B06300CO
File Number: 2107-TN-123082
Consideration: $260,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 9 day of August, 2021,

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

and the grantee, **Cristian H. Donoso and Yolanda D. Fernandez, husband and wifeas joint tenants** , whose address is: 1345 Bell Road, Unit 428-17C, Antioch, TN 37013

WITNESSETH: that for the sum of **Two Hundred Sixty Thousand Dollars and No Cents ($260,000.00)**

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: 1345 Bell Road, Unit 428-17C, Antioch, TN 37013

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: Herzue Joseph

Name: Herzue Joseph

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Herzue 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 9 day of August, 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 Tenn)
ss
County of Dav)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Cristian H. Donoso

Yolanda D. Fernandez

This instrument was acknowledged before me on this day 13, of Aug,
2021 by Cristian H. Donoso and Yolanda D. Fernandez.

Notary Public

Printed Name

Commission expires: 8-29-2023

KERRY MASONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 17-C, of Tract II on the Plan of Final Plat, Villas at Belle Parke, Phase II, a Horizontal Property Regime, of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20040218-0018915 to which 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 Richard Kyle Hayworth and Wife, Rebecca Pierce Hayworth recorded on June 30, 2021 in 20210630-0088871 in the Register's Office of Davidson County, TN.

Parcel ID No: 162120B06300CO

For information purposes only: 1345 Bell Road, Unit 428-17C, Antioch, TN 37013

Mail Tax Statements to: **Cristian H. Donoso and Yolanda D. Fernandez**
1345 Bell Road, Unit 428-17C
Antioch, TN 37013

New Owner's Address: **Cristian H. Donoso and Yolanda D. Fernandez**
1345 Bell Road, Unit 428-17C
Antioch, TN 37013

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 $ 260,000.00 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 13, of August,
2021 by Amy Downey, Authorized Signor, Zillow Homes Property Trust, a Delaware Statutory Trust.

Kelli Jackson
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