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

Karen Johnson Davidson County
Batch# 702321 DEEDWARR
08/23/2021 09:15:30 AM 6 pgs
Fees: $33.00 Taxes: $2,185.59
20210823-0113309

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

Property Appraiser's Parcel ID #:
07115056700
File Number: 2107-TN-122906
Consideration: $590,700.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 19th day of August, 2021,

by and between the grantor, **Austin Stephens and Emily Stephens, husband and wife**

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 **Five Hundred Ninety Thousand Seven Hundred Dollars and No Cents ($590,700.00)**

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: 1315 Meridian St , # B, Nashville, TN 37207

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.

Austin Stephens
Austin Stephens

Emily Stephens
Emily Stephens

State of Virginia)
ss
County of Loudoun)

On this 19th day of August, 2021 before me personally appeared Austin Stephens and Emily Stephens, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Austin Stephens and Emily Stephens executed the same as their free act and deed.

Notary Public

Gloria Asare
Printed Name

My commission expires: 12/31/2024
Registration No: 7901547

Notarized online using audio-video communication

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC ·

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of VIRGINIA)
)
☐ City ☑ County of Loudoun)

On 08/19/2021 (Date) before me, Gloria Asare (Notary Name),

personally appeared Emily Stephens
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.

Notary Public Signature: _____

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notary Name: Gloria Asare
Notary Commission Number: 7901547
Notary Commission Expires: 12/31/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 08/19/2021 Number of Pages (w/ certificate): 5

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Emily Stephens

❑ 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: N/A

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

Signer Is Representing: N/A

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 $ 590,700.00 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 19, of August,
2021 by Amy Downey, Authorized Signor, Zillow Homes Property Trust, a Delaware Statutory Trust.

Notary Public

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. 409, as shown on the map entitled Map of Highland Land Company's Subdivision, of record in Book 421, Page 14, Register's Office for Davidson County. Tennessee, to which plan reference is hereby made for a more complete and accurate property description and being more particularly described as follows:

Beginning at a set 5/8" iron pin with cap on the existing Easterly right-of-way line of Meridian Street as dedicated per Book 421, Page 14 and the Northwesterly corner of lot 411 of said Map of Highland Land Company's Subdivision, in the name of William Claud Bryant, as recorded in AF-20050208-0014689,

Thence along said Easterly Right-of-Way line of Meridian Street North 7 degrees 19 minutes 28 seconds East, a distance of 25.00 feet to a set 5/8" iron pin with cap on the Southwesterly corner of lot 409 in the name of LS-TG Home Fund, LLC, as recorded in 1)B-201910210107463, also being the True Point of Beginning,

Thence along said Easterly Right-of-Way line of Meridian Street, North 7 degrees 19 minutes 28 seconds East, a distance of 25.00 feet to a set 5/8" iron pin with cap on the Southwesterly corner of lot 408 in the name of Travis Daniel Reid, as recorded in DB-20190920-0095796,

Thence along the Southerly line of said lot 408, South 82 degrees 40 minutes 32 seconds East, a distance of 175.00 feet to a set iron pin and cap on the Westerly right-of-way line of Alley #2021,

Thence along said Westerly Right-of-Way line of Alley #2021, South 7 degrees 19 minutes 28 seconds West, a distance of 25.00 feet to a set iron pin and cap on the Northeasterly corner of the aforementioned lot 411 of said Map of Highland Land Company's Subdivision,

Thence along said Northerly line of Lot 410, North 82 degrees 40 minutes 32 Seconds West, a distance of 175.00 feet to the Point of beginning.
Being the same property conveyed to Austin Stephens and Emily Petersen, Husband and Wife by Warranty Deed from LS-TG Home Fund, LLC, a Delaware Limited Liability Company recorded on September 15, 2020 in 20200915-0105095 in the Register's Office of Davidson County, TN.

Parcel ID No: 07115056700

For information purposes only: 1315 Meridian St , # B, Nashville, TN 37207

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:
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 August 19, 2021.

Date

Affiant Signature

August 21, 2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 21 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