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 #:
131010D06900CO
File Number: 2107-TN-124347
Consideration: $295,000.00

Karen Johnson Davidson County
Batch# 702373 DEEDWARRSP
08/23/2021 10:18:30 AM 5 pgs
Fees: $28.00 Taxes: $1,091.50
20210823-0113381

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, **Christina Bechtel, an unmarried woman** , whose address is: 5025 Hillsboro Pike Apt 11 A, Nashville, TN 37215

WITNESSETH: that for the sum of **Two Hundred Ninety Five Thousand Dollars and No Cents ($295,000.00)**

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: 5025 Hillsboro Pike Apt 11 A, Nashville, TN 37215

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: Kela Montgomery

Name: Kela Montgomery

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Kela Montgomery 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 TN)
ss
County of Williams)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Christina Bechtel

This instrument was acknowledged before me on this day 20, of August 2021, 2021 by Christina Bechtel.

Notary Public

Ann Stathos Donnell

Printed Name

Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 69 on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, Page 4, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Cole Williams and Allison Goodwin aka Allison Williams, Husband and Wife recorded on June 28, 2021 in 20210628-0086840 in the Register's Office of Davidson County, TN.

Parcel ID No: 131010D06900CO

For information purposes only: 5025 Hillsboro Pike Apt 11 A, Nashville, TN 37215

Mail Tax Statements to: **Christina Bechtel**
5025 Hillsboro Pike Apt 11 A
Nashville, TN 37215

New Owner's Address: **Christina Bechtel**
5025 Hillsboro Pike Apt 11 A
Nashville, TN 37215

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 20, 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**, 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