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 #:
135-12-0E-033.00-CO
File Number: 2107-TN-122886
Consideration: $290,000.00

Karen Johnson Davidson County
Batch# 705350 DEEDWARRSP
08/26/2021 10:33:30 AM 5 pgs
Fees: $28.00 Taxes: $1,073.00
20210826-0115290

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, **Brandon D Maxwell, an unmarried man** , whose address is: 2230 Nashboro Blvd Unit 318, Nashville, TN 37217

WITNESSETH: that for the sum of **Two Hundred Ninety Thousand Dollars and No Cents ($290,000.00)**

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: 2230 Nashboro Blvd Unit 318, 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: _____

Name: Herve Joseph
Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Herve 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

Exhibit A
Legal Description

Being Lot No. 318, Phase One, Nashboro Village at Fairway Pointe, Tract 21, Boundary of the Regime, as shown by plat of record in Plat Book 4660, Page 159, and as shown on amendment to the restrictions of record in Instrument No. 200311180168332, Register's Office of Davidson County, Tennessee.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Ronald Hall and Kimberely B. Hall, Joint Tenants recorded on June 30, 2021 in 20210630-0088902 in the Register's Office of Davidson County, TN.

Parcel ID No: 135-12-0E-033.00-CO

For information purposes only: 2230 Nashboro Blvd Unit 318, Nashville, TN 37217

Mail Tax Statements to:
2230 Nashboro Blvd Unit 318
Nashville, TN 37217

New Owner's Address:
2230 Nashboro Blvd Unit 318
Nashville, TN 37217

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 $290,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

~~Brandon D Maxwell~~ HOLLY A MASON

This instrument was acknowledged before me on this day 25, of August, 2021 by Brandon D Maxwell.

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

ASHLEE D PAGE

Printed Name

Commission expires: 11/08/2022

Certificate of Authenticity

I, HOLLY A MASON, 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 9th, 2021.

Affiant Signature

8/25/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 25 day of August, 2021.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022