Karen Johnson Davidson County
Batch# 709095 DEEDWARRSP
09/02/2021 10:52:30 AM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20210902-0118398

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 #:
135110C06200CO
File Number: 2107-TN-125275
Consideration: $300,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 30 day of August, 2021,

by and between the grantor, **Braela Banks as Authorized Agent for Signpost Homes, Inc., the Attorney In Fact for U.S. Bank Trust National Association, Trustee for Zillow Homes Property Trust, a Delaware Statutory Trust**

and the grantee, **Nasrin R Danesh, a single woman,** whose address is: 179 Nashboro Grns, Unit 219, Nashville, TN 37217

WITNESSETH: that for the sum of **Three Hundred Thousand Dollars and No Cents ($300,000.00)**

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: 179 Nashboro Grns, Unit 219, 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.

Braela Banks as Authorized Agent for Signpost Homes, Inc., the Attorney In Fact for U.S. Bank Trust National Association, Trustee for Zillow Homes Property Trust, a Delaware Statutory Trust

By: _____

Name: Braela Banks
Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Braela Banks 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 Braela Banks as Authorized Agent for Signpost Homes, Inc., the Attorney In Fact for U.S. Bank Trust National Association, Trustee for 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 30th day of August, 2021.

BIANCA GUITY
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JULY 22, 2025

Bianca Guity
Notary Public

Bianca Guity
Printed Name

My commission expires: July 22nd, 2025

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being all of Unit No. 219, on the Horizontal Property Regime Private Element Plat, Nashboro Village, Tract 18, Phase Two as shown by plat appearing of record in Plat Book 9700, Page 968, revised in Plat of record in Instrument No. 20010423-0039877, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Robert A. Collins and Wife, Darlene L. Collins recorded on June 29, 2021 in 20210629-0087639 in the Register's Office of Davidson County, TN.

Parcel ID No: 135110C06200CO

For information purposes only: 179 Nashboro Grns, Unit 219, Nashville, TN 37217

Mail Tax Statements to:
179 Nashboro Grns, Unit 219
Nashville, TN 37217

New Owner's Address:
179 Nashboro Grns, Unit 219
Nashville, TN 37217

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Williamson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Shaun Richardson

This instrument was acknowledged before me on this day 31, of August, 2021

Emily Betts
Notary Public

Emily Betts
Printed Name

Commission expires: 3/17/24

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

Certificate of Authenticity

I, A. Scott Hubbard, 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 31, 2021.

Date

A. Scott Hubbard

Affiant Signature

8/31/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of August, 2021.

Emily Betts

Notary's Signature

My Commission Expires: 3/17/24

Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024