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

Karen Johnson Davidson County
Batch# 715497 DEEDWARRSP
09/14/2021 12:36:30 PM 5 pgs
Fees: $28.00 Taxes: $1,014.17
20210914-0123163

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

Property Appraiser's Parcel ID #:
141060D19800CO
File Number: 2108-TN-127923
Consideration: $274,100.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 27 day of August, 2021,

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

and the grantee, **Sandra Harris, an unmarried woman** , whose address is: 3211 Harpeth Springs Drive, Nashville, TN 37221

WITNESSETH: that for the sum of **Two Hundred Seventy Four Thousand One Hundred Dollars and No Cents ($274,100.00)**

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: 3211 Harpeth Springs Drive, Nashville, TN 37221

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 27 day of August, 2021.

CAMILLE YUEN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 29, 2025

Notary Public

Camille Yuen

Printed Name

My commission expires: July 29, 2025

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Chad N Erickson and Emilie Gates, husband and wife as tenants by the entireties recorded on July 29, 2021 in 20210729-0102298 in the Register's Office of Davidson County, TN.

Parcel ID No: 141060D19800CO

For information purposes only: 3211 Harpeth Springs Drive, Nashville, TN 37221

Mail Tax Statements to:
3211 Harpeth Springs Drive
Nashville, TN 37221

New Owner's Address:
3211 Harpeth Springs Drive
Nashville, TN 37221

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Sumner)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $274,100.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

This instrument was acknowledged before me on this day 10, of September, 2021,

Notary Public

Printed Name

Commission expires: 10/23/2023

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make oath that I am 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 Sept. 10, 2021.

Hadley Roper
Affiant Signature

9/10/21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9/10/21.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY