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

Karen Johnson Davidson County
Batch# 717187 DEEDWARRSP
09/15/2021 02:43:30 PM 5 pgs
Fees: $28.00 Taxes: $869.50
20210915-0124050

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

Property Appraiser's Parcel ID #:
135160B15000CO
File Number: 2108-TN-127912
Consideration: $235,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 1ST day of September, 2021,

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

and the grantee, Esther Lee Hall and Lowell Palmer Hornung, Co-Trustees of **The Hall and Hornung Revocable Living Trust dated January 21, 2015** , whose address is: 704 Flintlock Court, Unit 150, Nashville, TN 37217

WITNESSETH: that for the sum of **Two Hundred Thirty Five Thousand Dollars and No Cents ($235,000.00)**

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: 704 Flintlock Court, Unit 150, 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: Nate' Steinbecker

Name: Nate' Steinbecker
Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Nate' Steinbecker 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 1st day of September, 2021.



Notary Public

Braela Banks
Printed Name

My commission expires: 12/6/24

OATH OF CONSIDERATION

State of Texas)
ss
County of Collin)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $235,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

by: Lowell Palmer Hornung
Its:Lowell Palmer Hornung, Co-Trustee

by: Esther Lee Hall
Its: Esther Lee Hall, Co-Trustee

This instrument was acknowledged before me on this day 10, of September, 2021 2021 by The Hall and Hornung Revocable Living Trust dated January 21, 2015.

Notary Public

Viktoriya McClellan
Printed Name

Commission expires: 2/7/25

VIKTORIYA MCCLELLAN
Notary ID #130996886
My Commission Expires
February 7, 2025

Exhibit A
Legal Description

Land in Davidson County, TN, BEING Unit No. 150 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof. Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Yulander Lillian Frazier, an Unmarried Person recorded on July 13, 2021 in 20210713-0093936 in the Register's Office of Davidson County, TN.

Parcel ID No: 135160B15000CO

For information purposes only: 704 Flintlock Court, Unit 150, Nashville, TN 37217

Mail Tax Statements to: **The Hornung and Hall Revocable Living Trust dated January 21, 2015**
704 Flintlock Court, Unit 150
Nashville, TN 37217

New Owner's Address: **The Hornung and Hall Revocable Living Trust dated January 21, 2015**
704 Flintlock Court, Unit 150
Nashville, TN 37217

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 **September 1, 2021**.

Date

Affiant Signature

September 13 , 2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this **13** day of **September**, 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