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

Karen Johnson Davidson County
Batch# 718228 DEEDWARRSP
09/16/2021 12:13:30 PM 5 pgs
Fees: $28.00 Taxes: $1,487.40
20210916-0124661

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

Property Appraiser's Parcel ID #:
097020A13900CO
File Number: 2108-TN-128942
Consideration: $402,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 13 day of September, 2021,

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

and the grantee, **Zhenfeng Pan and Shengyan Du** , whose address is: 1628 Stonewater Drive, Hermitage, TN 37076

WITNESSETH: that for the sum of **Four Hundred Two Thousand Dollars and No Cents ($402,000.00)**

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: 1628 Stonewater Drive, Hermitage, TN 37076

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: Herrie Joseph

Name: Herrie Joseph

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Herrie 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 2 day of September, 2021.

Samantha Phillips

Notary Public

Samantha Phillips

Printed Name

My commission expires: 05-27-2025

Samantha Phillips
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires May 27,2025

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 $402,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Zhenfeng Pan

Zhenfeng Pan

Shengyan Du

Shengyan Du

This instrument was acknowledged before me on this day 13, of September, 2021 by Zhenfeng Pan and Shengyan Du.

Notary Public

DANIEL V HOFMEISTER

Printed Name

Commission expires: 10/20/2022

DANIEL V. HOFMEISTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No.139 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument Nos. 20110510-0035925 and 20120705-0059091, Registers Office for said County, to which plan and certificate 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 Joseph L. Dryden and Megan L. Dryden, Husband and Wife recorded on July 30, 2021 in 20210730-0103077 in the Register's Office of Davidson County, TN.

Parcel ID No: 097020A13900CO

For information purposes only: 1628 Stonewater Drive, Hermitage, TN 37076

Mail Tax Statements to: **Zhenfeng Pan and Shengyan Du**
1628 Stonewater Drive
Hermitage, TN 37076

New Owner's Address: **Zhenfeng Pan and Shengyan Du**
1628 Stonewater Drive
Hermitage, TN 37076

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 2, 2021.

Date

Affiant Signature

September 14, 2021

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 14 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