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

Karen Johnson Davidson County
Batch# 718339 DEEDWARRSP
09/16/2021 02:39:30 PM 5 pgs
Fees: $28.00 Taxes: $1,258.00
20210916-0124812

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

Property Appraiser's Parcel ID #:
053060B11400CO
File Number: 2108-TN-129560
Consideration: $340,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 14 day of September, 2021,

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

and the grantee, **Jackson Poole, an unmarried man** , whose address is: 1976 Waterford Drive, Old Hickory, TN 37138

WITNESSETH: that for the sum of **Three Hundred Forty Thousand Dollars and No Cents ($340,000.00)**

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: 1976 Waterford Drive, Old Hickory, TN 37138

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: 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 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 8th day of September, 2021.

KEZZIE JOSEPH NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 20, 2025

_____
Notary Public

Kezzie Joseph
Printed Name

My commission expires: 4/20/25

OATH OF CONSIDERATION

State of Tennessee)
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 $340,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Jackson Poole

This instrument was acknowledged before me on this day 14, of Sept. 2021, 2021 by Jackson Poole.

Notary Public

Helen F. Mackey
Printed Name

Commission expires: 07/17/2023



Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 125, on the Plan of Phase 5A, Waterford, of record in Book 7900, Page 837, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Alaina P. Gosset and Ryan E. Gossett, Wife and Husband recorded on June 9, 2021 in 20210609-0077449 in the Register's Office of Davidson County, TN.

Parcel ID No: 053060B11400CO

For information purposes only: 1976 Waterford Drive, Old Hickory, TN 37138

Mail Tax Statements to: **Jackson Poole**
1976 Waterford Drive
Old Hickory, TN 37138

New Owner's Address: **Jackson Poole**
1976 Waterford Drive
Old Hickory, TN 37138

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 8, 2021.

Date

Affiant Signature

September 15, 2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 15 day of September, 2021.

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