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

Karen Johnson Davidson County
Batch# 721185 DEEDWARR
09/22/2021 09:08:30 AM 6 pgs
Fees: $33.00 Taxes: $1,114.56
20210922-0127096

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

Property Appraiser's Parcel ID #:
026060A05800CO
File Number: 2108-TN-127240
Consideration: $301,233.00

WARRANTY DEED

THIS WARRANTY DEED, executed this **14th** day of September, 2021,

by and between the grantor, **Susan P Smithson and Leo Barnes, wife and husband**

and the grantee, **Zillow Homes Property Trust, a Delaware Statutory Trust** whose address is: 4343 N Scottsdale Rd, Ste 390, Scottsdale, AZ 85251

WITNESSETH: that for the sum of **Three Hundred One Thousand Two Hundred Thirty Three Dollars and No Cents ($301,233.00)**

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: 124 Canton Court, Goodlettsville, TN 37072

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.

Susan P Smithson

Susan P Smithson

Leo Barnes

Leo Barnes

State of ~~Texas~~)
ss
County of Dallas)

On this 14th day of September, 2021 before me personally appeared ~~Susan P~~ xxxxxxx V T 09/14/2021 09/14/2021 V T ~~xxxxxx~~ Smithson and Leo Barnes, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Susan P Smithson and Leo Barnes executed the same as their free act and deed.

NOTARY PUBLIC STATE OF TEXAS

Victoria Troy

ID NUMBER
13278605-6
COMMISSION EXPIRES
November 17, 2024

Victoria Troy

Notary Public

Victoria Troy

Printed Name

My commission expires: 11/17/2024

Notarized online using audio-video communication

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of TEXAS)
)
☐ City ☑ County of Tarrant)

On 09/15/2021 (Date) before me, Ralph D Waite (Notary Name),

personally appeared Susan P Smithson
Name(s) of Signer(s)

❑ personally known to me **-- OR --**

❑ proved to me on the basis of the oath of _____ **-- OR --**
Name of Credible Witness

☑ proved to me on the basis of satisfactory evidence: TN driver_license
Type of ID Presented

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

WITNESS my hand and official seal.

NOTARY PUBLIC STATE OF TEXAS
Ralph D Waite
ID NUMBER
132434221
COMMISSION EXPIRES
April 9, 2024

Notary Public Signature: 

Notary Name: Ralph D Waite

Notary Commission Number: 132434221

Notary Commission Expires: 04/09/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 09/20/2021 Number of Pages (w/ certificate): 4

Signer(s) Other Than Named Above: Leo Barnes

Capacity(ies) Claimed by Signer(s)

Signer's Name: Susan P Smithson

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
☑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: Self

Capacity(ies) Claimed by Signer(s)

Signer's Name: N/A

❑ Corporate Officer Title: N/A
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: _____

OATH OF CONSIDERATION

State of Texas)
ss
County of Dallas)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 301,233.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Zillow Homes Property Trust, a Delaware Statutory Trust

By: A. Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 14th, of September,
2021 by Amy Downey, Authorized Signor, Zillow Homes Property Trust, a Delaware Statutory Trust.

Notary Public

KELLI JACKSON

Printed Name

My commission expires: 4/26/22

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 68, on the Plan of Final Plat of The Townhomes of/at Windsor Green, Phase 1, Section 2, of record in Plat Instrument No. 20030417-0051548, in the Register's Office for Davidson County. Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Susan P. Smithson, Unmarried Woman by Warranty Deed from Jeremy Miller, an Unmarried Man recorded on November 30, 2018 in 20181130-0117127 in the Register's Office of Davidson County, TN.

Parcel ID No: 026060A05800CO

For information purposes only: 124 Canton Court, Goodlettsville, TN 37072

Mail Tax Statements to:
Zillow Homes Property Trust, a Delaware Statutory Trust
1301 N. 2nd Ave Fl 31
Seattle, WA 98101

New Owner's Address: Zillow Homes Property Trust, a Delaware Statutory Trust
4343 N Scottsdale Rd, Ste 390
Scottsdale, AZ 85251

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 14th September, 2021.

Date

Affiant Signature

20th September, 2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 20th 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