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

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

Property Appraiser's Parcel ID #:
071-15-0-567.00
File Number: 2109-TN-132818
Consideration: $605,000.00

Karen Johnson Davidson County
Batch# 721848 DEEDWARRSP
09/22/2021 11:46:30 AM 5 pgs
Fees: $28.00 Taxes: $2,238.50
20210922-0127443

SPECIAL WARRANTY DEED

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

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

and the grantee, **Jacob Cole Austin, a single person** , whose address is: 1315 Meridian St #B, Nashville, TN 37207

WITNESSETH: that for the sum of **Six Hundred Five Thousand Dollars and No Cents ($605,000.00)**

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: 1315 Meridian St #B, Nashville, TN 37207

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: Bianca Gurity

Name: Bianca Gurity

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Bianca Gurity 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 13th day of September, 2021.

BRAELA BANKS NOTARY PUBLIC DOUGLAS COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 06, 2024

Notary Public

Braela Banks

Printed Name

My commission expires: 12-6-24

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 $605,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Jacob Cole Austin

This instrument was acknowledged before me on this day 20th of September 2021 2021 by Jacob Cole Austin.

Tamika White
Notary Public

Tamika White
Printed Name

Commission expires: 3/6/2024

TAMIKA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 3-6-2024

Exhibit A
Legal Description

Land in Davidson County. Tennessee, being Lot No. 409, as shown on the map entitled Map of Highland Land Company's Subdivision, of record in Book 421, Page 14, Register's Office for Davidson County. Tennessee, to which plan reference is hereby made for a more complete and accurate property description and being more particularly described as follows:

Beginning at a set 5/8" iron pin with cap on the existing Easterly right-of-way line of Meridian Street as dedicated per Book 421, Page 14 and the Northwesterly corner of Lot 411 of said Map of Highland Land Company's Subdivision, in the name of William Claud Bryant, as recorded in AF-20050208-0014689;

Thence along said Easterly Right-of-Way line of Meridian Street North 07 degrees 19 minutes 28 seconds East a distance of 25.00 feet to a set 5/8" iron pin with cap on the Southwesterly corner of Lot 409 in the name of LS-TG Home Fund, LLC, as recorded in DB-20191021-0107463, also being the True Point of Beginning;

Thence along said Easterly Right-of-Way line of Meridian Street North 07 degrees 19 minutes 28 seconds East a distance of 25.00 feet to a set 5/8" iron pin with cap on the Southwesterly corner of Lot 408 in the name of Travis Daniel Reid, as recorded in DB-20190920-0095796;

Thence along the Southerly line of said Lot 408 South 82 degrees 40 minutes 32 seconds East a distance of 175.00 feet to a set iron pin and cap on the Westerly right-of-way line of Alley #2021;

Thence along said Westerly Right-of-Way line of Alley #2021 South 07 degrees 19 minutes 28 seconds West a distance of 25.00 feet to a set iron pin and cap on the Northeasterly corner of the aforementioned Lot 411 of said Map of Highland Land Company's Subdivision;

Thence along said Northerly line of Lot 410 North 82 degrees 40 minutes 32 Seconds West a distance of 175.00 feet to the Point of Beginning.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Austin Stephens and Emily Petersen, Husband and Wife recorded on August 23, 2021 in 20210823-0113309 in the Register's Office of Davidson County, TN.

Parcel ID No: 071-15-0-567.00

For information purposes only: 1315 Meridian St #B, Nashville, TN 37207

Mail Tax Statements to: **Jacob Cole Austin**
1315 Meridian St #B
Nashville, TN 37207

New Owner's Address: **Jacob Cole Austin**
1315 Meridian St #B
Nashville, TN 37207

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 13, 2021**.

Date

Affiant Signature

September 20, 2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this **20** 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