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

Karen Johnson Davidson County
Batch# 722887 DEEDWARRSP
09/23/2021 12:12:30 PM 5 pgs
Fees: $28.00 Taxes: $1,184.00
20210923-0128058

Property Appraiser's Parcel ID #:
161060A19000CO
File Number: 2108-TN-128079
Consideration: $320,000.00

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, **Matthew W Everetts and Courtney D Everetts, husband and wife** , whose address is: 1346 Crown Point Pl Unit 190, Nashville, TN 37211

WITNESSETH: that for the sum of **Three Hundred Twenty Thousand Dollars and No Cents ($320,000.00)**

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: 1346 Crown Point Pl Unit 190, Nashville, TN 37211

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.

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 Florida)
ss
County of Orange)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Matthew W Everetts
Matthew W Everetts

Courtney D Everetts
Courtney D Everetts

This instrument was acknowledged before me on this day 16th, of September,
2021 by Matthew W Everetts and Courtney D Everetts. Who provided identification of DRIVER LICENSE

E. Sa'Voi Lee E.S.L.
Notary Public

Echo Sa'Voi Lee
Printed Name

Commission expires: 07/21/2024

ECHO SA'VOI LEE
Notary Public - State of Florida
Commission # HH 21760
Expires on July 21, 2024

Notarized online using audio-video communication

State of Florida
County of Hillsborough

Acknowledged before me on this 17th day of September, 20 21
via online notarization by Courtney D Everetts. Session via online notarization. Produced ID: Driver's License

Online Notary John Patrick HH 50067

My Commission Expires: 10/04/2024

JOHN PATRICK
Notary Public - State of Florida
Commission # HH 50067
Expires on October 4, 2024

Notarized online using audio-video communication

202109230128058

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit 190 on the Plan of Oak Hill Townhomes, Phase 3. Lot 3, as shown as Exhibit "A-1" to the Second Supplement Declaration to Declaration of Protective Covenants, Conditions. Restrictions and Easements for Oakhill Townhomes, of record as Instrument No. 20080709-0070601, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Kunu Kaushal and Jill Kaushal, Husband and Wife recorded on July 12, 2021 in 20210712-0093252 in the Register's Office of Davidson County, TN.

Parcel ID No: 161060A19000CO

For information purposes only: 1346 Crown Point Pl Unit 190, Nashville, TN 37211

Mail Tax Statements to: **Matthew W Everetts and Courtney D Everetts**
1346 Crown Point Pl Unit 190
Nashville, TN 37211

New Owner's Address: **Matthew W Everetts and Courtney D Everetts**
1346 Crown Point Pl Unit 190
Nashville, TN 37211

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 17, 2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this **17** 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