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 #:
07313018100
File Number: 2108-TN-127254
Consideration: $429,900.00

Karen Johnson Davidson County
Batch# 724689 DEEDWARRSP
09/27/2021 12:09:30 PM 6 pgs
Fees: $33.00 Taxes: $1,590.63
20210927-0129455

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 23rd day of August, 2021,

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

and the grantee, **Charles L'Abri Anderson and Christina Adelle Rivera, husband and wife** , whose address is: 1707 Welcome Lane, Nashville, TN 37216

WITNESSETH: that for the sum of **Four Hundred Twenty Nine Thousand Nine Hundred Dollars and No Cents ($429,900.00)**

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: 1707 Welcome Lane, Nashville, TN 37216

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: Maria Parker

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Maria Parker 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 23rd day of August, 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

ALL-PURPOSE ACKNOWLEDGMENT

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

On 09/21/2021 *Date* before me, Kaneisha R Curtis *Notary Name*,

personally appeared Christina Adelle Rivera
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: 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.

NOTARY PUBLIC STATE OF TEXAS
Kaneisha R Curtis
ID NUMBER
13248981-3
COMMISSION EXPIRES
May 21, 2024

WITNESS my hand and official seal.

Notary Public Signature: _____

Notary Name: Kaneisha R Curtis

Notary Commission Number: 13248981-3

Notary Commission Expires: 05/21/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Oath of Consideration

Document Date: 09/21/2021 Number of Pages (w/ certificate): 2

Signer(s) Other Than Named Above: Charles L'Arbri Anderson

Capacity(ies) Claimed by Signer(s)

Signer's Name: Christina Adelle Rivera

❑ 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: N/A

OATH OF CONSIDERATION

State of ~~Florida~~ Tennessee)
ss
County of ~~Miami-Dade~~ Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $429,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Charles L'Abri Anderson

Charles L'Abri Anderson

Christina Adelle Rivera

Christina Adelle Rivera

This instrument was acknowledged before me on this day 21st, of September, 2021 by Charles L'Abri Anderson and Christina Adelle Rivera. 09/21/2021

Appeared via A/V technology and produced photo ID as identification

Notary Public

Daniel Lee Online Notary

Printed Name

Commission expires: 07/18/2025

DANIEL LEE
Notary Public - State of Florida
Commission # HH 110270
Expires on July 18, 2025

Notarized online using audio-video communication

Exhibit A
Legal Description

Land In Davidson County Tennessee, being Lot No. 103, on the Plan of Henderson Gardens, Section Two, of record in Plat Book 2900, Page 101, 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 Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Kondal Reddy, Unmarried Man recorded on May 14, 2021 in 20210514-0065438 in the Register's Office of Davidson County, TN.

Parcel ID No: 07313018100

For information purposes only: 1707 Welcome Lane, Nashville, TN 37216

Mail Tax Statements to: **Charles L'Abri Anderson and Christina Adelle Rivera**
1707 Welcome Lane
Nashville, TN 37216

New Owner's Address: **Charles L'Abri Anderson and Christina Adelle Rivera**
1707 Welcome Lane
Nashville, TN 37216

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 August 23, 2021.

Date

Affiant Signature

September 21, 2021

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 21 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