Karen Johnson Davidson County
Batch# 725213 DEEDWARRSP
09/28/2021 11:18:30 AM 5 pgs
Fees: $28.00 Taxes: $791.80
20210928-0130098

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 #:
163020C31300CO
File Number: 2108-TN-127602
Consideration: $214,000.00

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, **Karen Wells, an unmarried person** , whose address is: 1382 Rural Hill Road, Unit 313, Antioch, TN 37013

WITNESSETH: that for the sum of **Two Hundred Fourteen Thousand Dollars and No Cents ($214,000.00)**

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: 1382 Rural Hill Road, Unit 313, Antioch, TN 37013

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 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

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Rutherford)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $214,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Karen Wells
Karen Wells

This instrument was acknowledged before me on this day 24, of September, 2021 by Karen Wells.

Notary Public

Blake Reynolds
Printed Name

Commission expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, Being Unit No. 313, on the plan of Autumn Ridge Town Homes, Phase 2, filed as Exhibit to and established by, the Master Deed of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-002295, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common areas/elements appurtenant to said Unit as set forth in said Master Deed, to which reference is hereby made for a more complete and accurate description of said Unit.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Kalairaja Chinnaveerappan, a Married Man recorded on July 21, 2021 in 20210721-0097658 in the Register's Office of Davidson County, TN.

Parcel ID No: 163020C31300CO

For information purposes only: 1382 Rural Hill Road, Unit 313, Antioch, TN 37013

Mail Tax Statements to: **Karen Wells**
1382 Rural Hill Road, Unit 313
Antioch, TN 37013

New Owner's Address: **Karen Wells**
1382 Rural Hill Road, Unit 313
Antioch, TN 37013

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 24, 2021**.

Date

Affiant Signature

September 24, 2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this **24** 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