Karen Johnson Davidson County
Batch# 727049 DEEDWARRSP
09/29/2021 03:13:30 PM 5 pgs
Fees: $28.00 Taxes: $1,244.31
20210929-0131248

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 #:
181140A18600CO
File Number: 2109-TN-132641
Consideration: $336,300.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 20 day of September, 2021,

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

and the grantee, **Heevi Abdullah and Fatima Kucher** , whose address is: 8824 Dolcetto Grove, Brentwood, TN 37027

WITNESSETH: that for the sum of **Three Hundred Thirty Six Thousand Three Hundred Dollars and No Cents ($336,300.00)**

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: 8824 Dolcetto Grove, Brentwood, TN 37027

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: Hezzie Joseph

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Hezzie Joseph 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 20th day of September, 2021.

Samantha Phillips
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires May 27,2025

_____

Notary Public

Samantha Philips

Printed Name

My commission expires: 05-27-2025

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Williamson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $336,300.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Heevi Abdullah

Heevi Abdullah

Fatima Kucher

Fatima Kucher

This instrument was acknowledged before me on this day 28, of September, 2021 by Heevi Abdullah and Fatima Kucher.

Notary Public

Keith D. McDuffie

Printed Name

Commission expires: 9/23/24

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 94 as shown on the Plan of the Villas at Concord Place, Phase 4, a Horizontal Property Regime with private elements, filed as Exhibit A-1 to and established by the Declaration of record in Instrument 200509220114218 as amended in Instruments 200612280160255 and 200701300012170, 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 the Declaration, reference to which is hereby made for a more completed and detailed description of the unit, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Michael Van Stan, an unmarried man recorded on July 22, 2021 in 20210722-0098781 in the Register's Office of Davidson County, TN.

Parcel ID No: 181140A18600CO

For information purposes only: 8824 Dolcetto Grove, Brentwood, TN 37027

Mail Tax Statements to: **Heevi Abdullah and Fatima Kucher**
8824 Dolcetto Grove
Brentwood, TN 37027

New Owner's Address: **Heevi Abdullah and Fatima Kucher**
8824 Dolcetto Grove
Brentwood, TN 37027

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 20, 2021**.

Date

Affiant Signature

September 28, 2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this **28** 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