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# 730666 DEEDWARRSP
10/05/2021 02:34:30 PM 5 pgs
Fees: $28.00 Taxes: $932.40
20211005-0133909

Property Appraiser's Parcel ID #:
161-11-0A-218.00-CO
File Number: 2108-TN-129414
Consideration: $252,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 15 day of Sept, 2021,

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

and the grantee, **Luke Ridings, an unmarried man,** whose address is: 439 Huntington Ridge Drive, Brentwood, TN 37211

WITNESSETH: that for the sum of **Two Hundred Fifty Two Thousand Dollars and No Cents ($252,000.00)**

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: 439 Huntington Ridge Drive, Brentwood, 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.

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 $252,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Luke Ridings

This instrument was acknowledged before me on this day 30, of September 2021 by Luke Ridings.

Notary Public

Keith D McDuffie
Printed Name

Commission expires: 9/23/24

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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: Logan Weeks

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Logan Weeks 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 15 day of Sept, 2021.

KATRINA D HARLAN NOTARY PUBLIC BARROW COUNTY, GA MY COMMISSION EXPIRES JUNE 20 2023

_____

Notary Public

Katrina Harlan

Printed Name

My commission expires: 6/20/2023

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with one membership in Huntington Ridge Homeowners Association, Inc., a non-for-profit(sic) corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or anywise appertaining to said membership.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Christopher S. Prichard and Kimberly R. Prichard, Trustees of Christopher and Kimberly Prichard Living Trust dated November 21, 2018 recorded on August 6, 2021 in 20210806-0106506 in the Register's Office of Davidson County, TN.

Parcel ID No: 161-11-0A-218.00-CO

For information purposes only: 439 Huntington Ridge Drive, Brentwood, TN 37211

Mail Tax Statements to: **Luke Ridings**
439 Huntington Ridge Drive
Brentwood, TN 37211

New Owner's Address: **Luke Ridings**
439 Huntington Ridge Drive
Brentwood, 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 9/15/2021.

Date

Affiant Signature

09/30/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 30 day of september, 2021.

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