Karen Johnson Davidson County
Batch# 733331 DEEDWARRSP
10/08/2021 04:12:30 PM 5 pgs
Fees: $28.00 Taxes: $626.41
20211008-0135964

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 #:
034050A00200CO
File Number: 2109-TN-133382
Consideration: $169,300.00

## 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, **Helena Clark, an unmarried woman,** whose address is: 402 Thomas Jefferson Cir, Unit 2, Madison, TN 37115

WITNESSETH: that for the sum of **One Hundred Sixty Nine Thousand Three Hundred Dollars and No Cents ($169,300.00)**

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: 402 Thomas Jefferson Cir, Unit 2, Madison, TN 37115

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: 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 D Harlan

Printed Name

My commission expires: 6/20/2023

**OATH OF CONSIDERATION**

State of TN )
ss
County of Davidson )

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $169,300.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Helena Clark

This instrument was acknowledged before me on this day 4th, of October 2021, 2021 by Helena Clark.

Notary Public

Tiombe Walton

Printed Name

Commission expires: 12/21/29

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**Exhibit A**
**Legal Description**

Being Lot 2, (formerly described as Unit 2), MONTICELLO MANOR, as shown on plat of record in Plat Book 6250, Page 551, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Alecia G. Meador recorded on August 20, 2021 in 20210820-0112739 in the Register's Office of Davidson County, TN.

Parcel ID No: 034050A00200CO

**For information purposes only:** 402 Thomas Jefferson Cir, Unit 2, Madison, TN 37115

Mail Tax Statements to: **Helena Clark**
402 Thomas Jefferson Cir, Unit 2
Madison, TN 37115

New Owner's Address: **Helena Clark**
402 Thomas Jefferson Cir, Unit 2
Madison, TN 37115

# 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 09/15/2021.

Date

Affiant Signature

10/06/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 6th day of October, 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