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# 733345 DEEDWARRSP
10/11/2021 08:15:30 AM 5 pgs
Fees: $28.00 Taxes: $1,073.00
20211011-0135981

Property Appraiser's Parcel ID #:
086100B14100CO
File Number: 2109-TN-134385
Consideration: $290,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 4 day of October, 2021,

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

and the grantee, **Samuel Patrick Royer, a married man ,** whose address is: 141 Noel Cove Circle, Unit 141, Hermitage, TN 37076

WITNESSETH: that for the sum of **Two Hundred Ninety Thousand Dollars and No Cents ($290,000.00)**

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: 141 Noel Cove Circle, Unit 141, Hermitage, TN 37076

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: Kezzie Joseph

Name: Kezzie Joseph

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Kezzie 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 4 day of October, 2021.

Camille Yuen

Notary Public

Camille Yuen

Printed Name

My commission expires: July 29, 2025

CAMILLE YUEN
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES
JULY 29, 2025

OATH OF CONSIDERATION

State of TN)
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 $290,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Samuel Patrick Royer

This instrument was acknowledged before me on this day 5th, of Oct 2021 2021 by Samuel Patrick Royer.

Notary Public

Ann Stathos Donnell

Printed Name

Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 141 on the Plan of Noel Cove Townhomes, of record as Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Muthu Subramanian Ramaiyer and Subha Alwariyer, wife and husband recorded on July 8, 2021 in 20210708-0091766 in the Register's Office of Davidson County, TN.

Parcel ID No: 086100B14100CO

For information purposes only: 141 Noel Cove Circle, Unit 141, Hermitage, TN 37076

Mail Tax Statements to: **Samuel Patrick Royer**
141 Noel Cove Circle, Unit 141
Hermitage, TN 37076

New Owner's Address: **Samuel Patrick Royer**
141 Noel Cove Circle, Unit 141
Hermitage, TN 37076

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 10/04/2021.

Date

Affiant Signature

10/06/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 6 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