Karen Johnson Davidson County
Batch# 735333 DEEDWARRSP
10/12/2021 03:39:30 PM 5 pgs
Fees: $28.00 Taxes: $2,016.50
20211012-0137302

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 #:
181100A31500CO
File Number: 2109-TN-133389
Consideration: $545,000.00

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, **Scott J. Smaby and Mary Ann Smaby, husband and wife as joint tenants** , whose address is: 7504 Oakledge Drive, Brentwood, TN 37027

WITNESSETH: that for the sum of **Five Hundred Forty Five Thousand Dollars and No Cents ($545,000.00)**

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: 7504 Oakledge Drive, 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: Hezzie Joseph

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 4 day of October, 2021.

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

Camille Yuen
Notary Public

Camille Yuen
Printed Name

My commission expires: July 29, 2025

OATH OF CONSIDERATION

State of California)
ss
County of Ventura)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $545,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Scott J. Smaby

Mary Ann Smaby

This instrument was acknowledged before me on this day 7th, of October 2021

2021 by Scott J. Smaby and Mary Ann Smaby.

Notary Public

Ivette D Juarez

Printed Name

Commission expires: 8/12/2022

IVETTE D. JUAREZ
Notary Public - California
Ventura County
Commission # 2253778
My Comm. Expires Aug 12, 2022

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 1042 on the Plan of Autumn Oaks Subdivision, Phase 10B of record in Instrument No. 20140331-0026145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Derek K. Lewis and Namie C. Lewis, Husband and Wife recorded on August 31, 2021 in 20210831-0117019 in the Register's Office of Davidson County, TN.

Parcel ID No: 181100A31500CO

For information purposes only: 7504 Oakledge Drive, Brentwood, TN 37027

Mail Tax Statements to: **Scott J. Smaby and Mary Ann Smaby**
7504 Oakledge Drive
Brentwood, TN 37027

New Owner's Address: **Scott J. Smaby and Mary Ann Smaby**
7504 Oakledge Drive
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 10/04/2021.

Date

Affiant Signature

10/08/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 8 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