Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-P-21-912

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# 740394 **DEEDWARRSP**
10/20/2021 03:09:27 PM 4 pgs
Fees: $23.00 Taxes: $1,191.40

20211020-0141105

Property Appraiser's Parcel ID #:
173090A47300CO
File Number: 2108-TN-131984
Consideration: $322,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 7th day of October, 2021,

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

and the grantee, **Warner A Ross II and Becky Ross, husband and wife** , whose address is: 912 Loxley Dr, Nashville, TN 37211

WITNESSETH: that for the sum of **Three Hundred Twenty Two Thousand Dollars and No Cents ($322,000.00)**

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: 912 Loxley Dr, Nashville, 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.

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: Shanice Eboyle

Name: Shanice Eboyle

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Shanice Eboyle 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 7th day of October, 2021.

BIANCA GUITY NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 22, 2025

Bianca Guity

Notary Public

Bianca Guity

Printed Name

My commission expires: July 22, 2025

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 455 on the plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Tasha Overton, an unmarried woman recorded on June 30, 2021 in 20210630-0088848 in the Register's Office of Davidson County, TN.

Parcel ID No: 173090A47300CO

For information purposes only: 912 Loxley Dr, Nashville, TN 37211

Mail Tax Statements to:
912 Loxley Dr
Nashville, TN 37211

New Owner's Address:
912 Loxley Dr
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

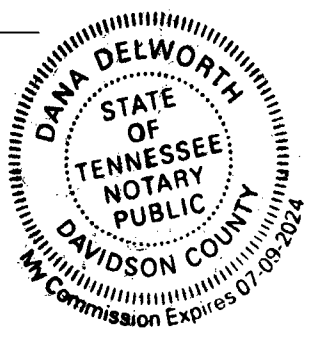
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)



Notary Public