Karen Johnson Davidson County
Batch# 741350 DEEDWARR
10/22/2021 08:59:30 AM 6 pgs
Fees: $33.00 Taxes: $1,022.31
20211022-0141800

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 #:
07508016100
File Number: 2109-TN-136156
Consideration: $276,300.00

WARRANTY DEED

THIS WARRANTY DEED, executed this **12th** day of **October**, 2021,

by and between the grantor, **Abigail Hopkins aka Abigail Talley and Aidan Talley, wife and husband,**

and the grantee, **Zillow Homes Property Trust, a Delaware Statutory Trust** whose address is: 4343 N Scottsdale Rd, Ste 390, Scottsdale, AZ 85251

WITNESSETH: that for the sum of **Two Hundred Seventy Six Thousand Three Hundred Dollars and No Cents ($276,300.00)**

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: 684 Frankfort Drive, Hermitage, TN 37076

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.

Abigail Hopkins AKA Abigail Talley

Abigail Hopkins aka Abigail Talley

Aidan Talley

Aidan Talley

State of Virginia)
ss
County of Chesapeake City)

On this 12th day of October, 2021 before me personally appeared Abigail Talley -- JS Abigail Hopkins aka Abigail Talley JS and Aidan Talley, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Abigail Talley and Aidan Talley executed the same as their free act and deed. JS Abigail Hopkins aka Abigail Talley JS

Joyce Sutton

Notary Public

Joyce Sutton

Printed Name

My commission expires: 08/31/2025

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC ·

Joyce Sutton

REGISTRATION NUMBER
7549392
COMMISSION EXPIRES
August 31, 2025

Electronic Notary Public

Notarized online using audio-video communication

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of TEXAS)
)
☐ City ☑ County of Harris)

On 10/13/2021 (Date) before me, Zahra Daniels (Notary Name),

personally appeared Aidan Winston Talley
(Name(s) of Signer(s))

❑ personally known to me – **OR** –

❑ proved to me on the basis of the oath of _____ – **OR** –
(Name of Credible Witness)

☑ proved to me on the basis of satisfactory evidence: driver_license
(Type of ID Presented)

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

NOTARY PUBLIC STATE OF TEXAS
Zahra Daniels
ID NUMBER
132602432
COMMISSION EXPIRES
August 3, 2024

WITNESS my hand and official seal.

Notary Public Signature: Zahra Daniels

Notary Name: Zahra Daniels

Notary Commission Number: 132602432

Notary Commission Expires: 08/03/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Deed

Document Date: 10/13/2021 Number of Pages (w/ certificate): 3

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Aidan Winston Talley

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
☑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: Self

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: _____

OATH OF CONSIDERATION

State of Texas)
ss
County of Dallas)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 276,300.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Zillow Homes Property Trust, a Delaware Statutory Trust

By: A. Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 12th, of October,
2021 by Amy Downey, Authorized Signor, Zillow Homes Property Trust, a Delaware Statutory Trust.

Kelli Jackson
Notary Public

KELLI JACKSON
Printed Name

My commission expires: 4/26/22

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Exhibit A
Legal Description

Being Lot No. 529, on the plan of Tulip Grove, Section 9, of record in Plat Book 4675, page 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Being the same property conveyed to Abigail Hopkins, unmarried by Warranty Deed from The James M. Campbell Profit Sharing Plan recorded on March 14, 2019 in 20190314-0023447 in the Register's Office of Davidson County, TN.

Parcel ID No: 07508016100

For information purposes only: 684 Frankfort Drive, Hermitage, TN 37076

Mail Tax Statements to:
Zillow Homes Property Trust, a Delaware Statutory Trust
1301 N. 2nd Ave Fl 31
Seattle, WA 98101

New Owner's Address: **Zillow Homes Property Trust, a Delaware Statutory Trust**
4343 N Scottsdale Rd, Ste 390
Scottsdale, AZ 85251

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 12th October, 2021.

Date

Affiant Signature

20th October, 2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 20th day of October, 20 21.

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