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# 741556 DEEDWARRSP
10/22/2021 10:56:30 AM 5 pgs
Fees: $28.00 Taxes: $962.00
20211022-0142073

Property Appraiser's Parcel ID #:
074-04-0-097.00
File Number: 2109-TN-135581
Consideration: $260,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 12 day of October, 2021,

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

and the grantee, **Dakota D. Case, an unmarried man** , whose address is: 8139 Bonnafair Drive, Hermitage, TN 37076

WITNESSETH: that for the sum of **Two Hundred Sixty Thousand Dollars and No Cents ($260,000.00)**

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: 8139 Bonnafair Drive, 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

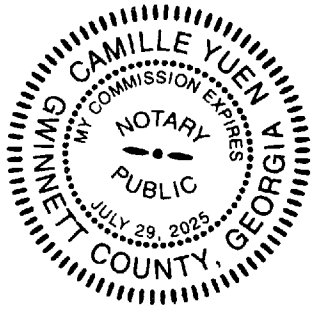
By: Kela Montgomery

Name: Kela Montgomery
Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Kela Montgomery 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 12 day of October, 2021.



Camille Yuen
Notary Public

Camille Yuen
Printed Name

My commission expires: July 29, 2025

OATH OF CONSIDERATION

State of Tennessee)
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 $260,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Dakota Case

Dakota Case

This instrument was acknowledged before me on this day 19, of Oct,
2021 by Dakota Case.

Notary Public

Christine Bolanis Garner

Printed Name

Commission expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section Twelve, Hermitage Hills of record in Plat Book 4675, Page 125, in the Registers office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Steven M. Rust and Debra J. Rust, husband and wife recorded on June 25, 2021 in 20210625-0086487 in the Register's Office of Davidson County, TN.

Parcel ID No: 074-04-0-097.00

For information purposes only: 8139 Bonnafair Drive, Hermitage, TN 37076

Mail Tax Statements to: **Dakota Case**
8139 Bonnafair Drive
Hermitage, TN 37076

New Owner's Address: **Dakota Case**
8139 Bonnafair Drive
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 10/12/2021.

Date

Affiant Signature

10/20/2021

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 20 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