Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE
Atlanta, GA 30346

Karen Johnson Davidson County
Batch# 743273 **DEEDWARRSP**
10/25/2021 02:55:51 PM 4 pgs
Fees: $23.00 Taxes: $1,050.43
20211025-0143367

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
5215 N O'Connor Blvd, Ste 1200
Irving, TX 75039

Property Appraiser's Parcel ID #:
053-05-0A-022.00-CO
File Number: 2110-TN-137283
Consideration: $283,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 20 day of October, 2021,

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

and the grantee, **Darlene Oliver and George Wade Oliver, wife and husband** , whose address is: 906 Cheyenne Trace Ct, Madison, TN 37115

WITNESSETH: that for the sum of **Two Hundred Eighty Three Thousand Nine Hundred Dollars and No Cents ($283,900.00)**

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: 906 Cheyenne Trace Ct, Madison, TN 37115

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. BS-P.21-906

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: Herrue Joseph

Name: Herrue Joseph

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Herrue 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 20 day of October, 2021.

Samantha Phillips
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires May 27,2025

Samantha Phillips

Notary Public

Samantha Phillips

Printed Name

My commission expires: 05-27-2025

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Cheyenne Trace of record in Plat Book 7900, Page 95, in the Register's 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 Johnia Gould, a Single Woman recorded on September 10, 2021 in 20210910-0121834 in the Register's Office of Davidson County, TN.

Parcel ID No: 053-05-0A-022.00-CO

For information purposes only: 906 Cheyenne Trace Ct, Madison, TN 37115

Mail Tax Statements to:
~~906 Cheyenne Trace~~ Ct
~~Madison, TN 37115~~

George Wade Oliver et ux
409 Rolling Mill Rd
Old Hickory, TN 37138

New Owner's Address:
906 Cheyenne Trace Ct
Madison, TN 37115

OATH OF CONSIDERATION

State of TN)
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 $283,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Darlene Oliver

Wade Oliver

This instrument was acknowledged before me on this day 20, of OCT,

2021 by Darlene Oliver and Wade Oliver.

Notary Public

Printed Name

Commission expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024