Karen Johnson Davidson County
Batch# 746105 DEEDWARRSP
10/28/2021 12:00:30 PM 5 pgs
Fees: $28.00 Taxes: $1,683.50
20211028-0144910

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 #:
174110B06500CO
File Number: 2109-TN-136082
Consideration: $455,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 21 day of October, 2021, by and between the grantor, **Zillow Homes Property Trust, a Delaware Statutory Trust** and the grantee, **Hiwot Abebe, an unmarried person,** whose address is: 6228 Suzy Drive, Antioch, TN 37013.

WITNESSETH: that for the sum of **Four Hundred Fifty Five Thousand Dollars and No Cents ($455,000.00)**

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: 6228 Suzy Drive, Antioch, TN 37013

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: _____

Name: Nate' Steinbecker

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Nate' Steinbecker 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 21 day of October, 2021.

LOGAN WEEKS
NOTARY PUBLIC
MY COMMISSION EXPIRES
APRIL 20, 2025
CHEROKEE COUNTY, GEORGIA

_____

Notary Public

Logan Weeks

Printed Name

My commission expires: 04/20/25

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Wilson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $455,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Hiwot

Hiwot Abebe

This instrument was acknowledged before me on this day 25th, of October, 2021 by Hiwot Abebe.

Notary Public

Laurie Damewood

Printed Name

Commission expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Final Plat of The Grove at Cane Ridge, Phase Three, as shown by plat of record in Instrument No. 201310160108127, in the 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 Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Antjuan Devon Koger and Michelle Karletha Koger, Husband and Wife recorded on September 20, 2021 in 20210903-0118847 in the Register's Office of Davidson County, TN.

Parcel ID No: 174110B06500CO

For information purposes only: 6228 Suzy Drive, Antioch, TN 37013

Mail Tax Statements to:
5528 Dory Drive
Antioch, TN 37013

New Owner's Address:
5528 Dory Drive
Antioch, TN 37013

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 10/21/2021.

Date

Affiant Signature

10/26/2021

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 26 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