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

Karen Johnson Davidson County
Batch# 746127 DEEDWARR
10/28/2021 12:16:30 PM 6 pgs
Fees: $33.00 Taxes: $1,642.80
20211028-0144941

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

Property Appraiser's Parcel ID #:
049100A03100CO
File Number: 2110-TN-137288
Consideration: $444,000.00

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, **H&H Holdings & Investments, LLC and/or assignee,** whose address is: 413 Parmley Lane, Nashville, TN 37207

WITNESSETH: that for the sum of **Four Hundred Forty Four Thousand Dollars and No Cents ($444,000.00)**

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: 413 Parmley Lane, Nashville, TN 37207

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

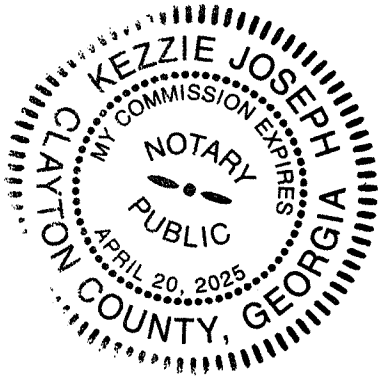
By: Kela Montgomery

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.



Notary Public

Kezzie Joseph
Printed Name

My commission expires: 4/20/25

OATH OF CONSIDERATION

State of CA)
ss
County of San Diego)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $444,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

RPM INVESTMENTS, as Qualified Intermediary for H & H HOLDINGS AND INVESTMENTS LLC, a California limited liability company

H&H Holdings & Investments, LLC,
a California limited liability company

By: _____
Name: Harrison Hiatt
Its: Authorized Member

By: Robert Hanson
Name: Robert Hanson
Its: Authorized Member

By: Carolyn Murdock Pletcher
Name: Carolyn Murdock Pletcher
Its: Authorized Member

This instrument was acknowledged before me on this day 25, of October,
2021 by H & H HOLDINGS AND INVESTMENTS LLC, a California limited liability company.

_____
Notary Public

Giannina M. Bonifaz
Printed Name

Commission expires: Mar 02, 2023

GIANNINA M. BONIFAZ
COMM. #2279376
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires: MAR 02, 2023

OATH OF CONSIDERATION

State of Florida)
ss
County of Escambia)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $444,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

RPM INVESTMENTS, as Qualified Intermediary for H & H HOLDINGS AND INVESTMENTS LLC, a California limited liability company

H&H Holdings & Investments, LLC,
a California limited liability company

By: Harrison Hiatt
Name: Harrison Hiatt
Its: Authorized Member

By: _____
Name: Robert Hanson
Its: Authorized Member

By: _____
Name: Carolyn Murdock Pletcher
Its: Authorized Member

This instrument was acknowledged before me on this day 23rd, of October,

2021 by RPM INVESTMENTS, as Qualified Intermediary for H & H HOLDINGS AND INVESTMENTS LLC,

a California limited liability company. Acknowledged before me today by Harrison Hiatt Provided California Driver licesne as ID

Julius Earl Jones
Notary Public State of Florida

Julius Earl Jones
Printed Name

Commission expires: 01/10/2025

JULIUS EARL JONES
Notary Public - State of Florida
Commission # HH79198
Expires on January 10, 2025

Notarized online using audio-video communication

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Parmely Cove, of record in Instrument No. 20150727-0073286, having been corrected to read Parmley Cove, Phase II, by Surveyor's Certificate of Correction of record in Instrument No. 20151228-0130216 Register's Office for Davidson County, Tennessee to which 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 Jacqualita M. Davis and Robert Anthony Davis, husband and wife recorded on July 27, 2021 in 20210727-0100978 in the Register's Office of Davidson County, TN.

Parcel ID No: 049100A03100CO

For information purposes only: 413 Parmley Lane, Nashville, TN 37207

Mail Tax Statements to: **H & H HOLDINGS AND INVESTMENTS LLC, a California limited liability company**
413 Parmley Lane
Nashville, TN 37207

New Owner's Address: **H & H HOLDINGS AND INVESTMENTS LLC, a California limited liability company**
413 Parmley Lane
Nashville, TN 37207

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

10/26/2021

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 26 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