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

Karen Johnson Davidson County
Batch# 747288 DEEDWARR
11/01/2021 11:36:30 AM 5 pgs
Fees: $28.00 Taxes: $1,065.60
20211101-0145975

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

Property Appraiser's Parcel ID #:
135120B11800CO
File Number: 2109-TN-133758
Consideration: $288,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 11 day of October, 2021,

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

and the grantee, **Lula Snell, an unmarried person ,** whose address is: 2314 Nashboro Boulevard, Unit 118, Nashville, TN 37217

WITNESSETH: that for the sum of **Two Hundred Eighty Eight Thousand Dollars and No Cents ($288,000.00)**

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: 2314 Nashboro Boulevard, Unit 118, Nashville, TN 37217

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: Bianca Gauty

Name: Bianca Gauty

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Bianca Gauty 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 11th day of October, 2021.

Notary Public

Printed Name: Kezzie Joseph

My commission expires: 4/20/25

KEZZIE JOSEPH NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 20, 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 $288,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Lula Snell

Lula Snell

This instrument was acknowledged before me on this day 25TH, of OCTOBER, 2021 by Lula Snell.

Notary Public

LARISSA BLAKE

Printed Name

Commission expires: JAN. 3, 2023

LARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Exhibit A
Legal Description

Land In Davidson County, Tennessee, Being Unit No.118, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro - Fairway Pointe, of record in Instrument No. 20020820-0100664, Register's Office for said County, to which Plan 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 Jacob Thomas Broussard and Katrina Elizabeth Mersereau, Husband and Wife, Leo Roos and Sonya I. Roos, Husband and Wife, as Tenants in Common with Right of Survivorship. recorded on August 10, 2021 in 20210810-0107569 in the Register's Office of Davidson County, TN.

Parcel ID No: 135120B11800CO

For information purposes only: 2314 Nashboro Boulevard, Unit 118, Nashville, TN 37217

Mail Tax Statements to: **Lula Snell**
2314 Nashboro Boulevard, Unit 118
Nashville, TN 37217

New Owner's Address: **Lula Snell**
2314 Nashboro Boulevard, Unit 118
Nashville, TN 37217

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 _____.

Date

Melinda Spink
Affiant Signature

_____
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this _____ day of _____, 20_____.

Latonya Henderson
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