Karen Johnson Davidson County
Batch# 747845 DEEDWARR
11/02/2021 11:59:30 AM 6 pgs
Fees: $33.00 Taxes: $1,524.40
20211102-0146553

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 #:
087010B00300CO
File Number: 2108-TN-130824
Consideration: $412,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 21st day of October, 2021,

by and between the grantor, **Carmin Wolff and Bryan J. Wolff, Wife and Husband, as Joint Tenants with Rights of Survivorship**

and the grantee, **Zillow Homes Property Trust, a Delaware Statutory Trust** whose address is: 4343 N Scottsdale Rd, Ste 390, Scottsdale, AZ 85251

WITNESSETH: that for the sum of **Four Hundred Twelve Thousand Dollars and No Cents ($412,000.00)**

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: 2008 Rachaels Spring Road, Hermitage, TN 37076

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.

Bryan J Wolff

Bryan J Wolff Bryan J Wolff

Carmin Wolff

Carmin Wolff

State of Florida)

ss

County of Lake)

On this 21st day of October, 2021 before me personally appeared Bryan J Wolff and ~~Carmin Wolff~~ N/A to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Bryan J Wolff and ~~Carmin Wolff~~ executed the same as their free act and deed.

who produced driver license as identification.

NIA A HAMILTON
Notary Public - State of Florida
Commission # HH27454
Expires on August 3, 2024

Nia A Hamilton

Notary Public

Nia A Hamilton

Printed Name

My commission expires: 08/03/2024

HH27454

Notarized online using audio-video communication

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of TEXAS)
)
☐ City ☑ County of Collin)

On 10/21/2021 (Date) before me, Akbar Ahmed (Notary Name),

personally appeared Carmin Jolene Wolff
(Name(s) of Signer(s))

❑ personally known to me – OR –

❑ proved to me on the basis of the oath of _____ – OR –
(Name of Credible Witness)

☑ proved to me on the basis of satisfactory evidence: driver_license
(Type of ID Presented)

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

NOTARY PUBLIC STATE OF TEXAS

Akbar Ahmed

ID NUMBER
132491775
COMMISSION EXPIRES
May 22, 2024

WITNESS my hand and official seal.

Notary Public Signature: _____

Notary Name: Akbar Ahmed

Notary Commission Number: 132491775

Notary Commission Expires: 05/22/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: warranty deed

Document Date: 10/21/2021 Number of Pages (w/ certificate): 3

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Carmin Jolene Wolff

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
☑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: self

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: _____

OATH OF CONSIDERATION

State of Texas)
ss
County of Dallas)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 412,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Zillow Homes Property Trust, a Delaware Statutory Trust

By: A Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 21st, of October,
2021 by Amy Downey, Authorized Signor, Zillow Homes Property Trust, a Delaware Statutory Trust.

Kelli Jackson
Notary Public

KELLI JACKSON
Printed Name

My commission expires: 4/26/22

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Exhibit A
Legal Description

All that tract or Parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Plat for Monticello, a Cluster Lot Development, of record in Plat Instrument No. 20060328-0035050 and Revised Plat recorded in Plat Instrument No. 20060417-0043313, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Carmin Wolff and Bryan J. Wolff, Wife and Husband, as Joint Tenants with Rights of Survivorship by Quit Claim Deed from Carmin Wolff, Married, herein Joined by her Spouse Bryan J. Wolff recorded on July 24, 2019 in 20190724-0072717 in the Register's Office of Davidson County, TN.

Parcel ID No: 087010B00300CO

For information purposes only: 2008 Rachaels Spring Road, Hermitage, TN 37076

Mail Tax Statements to:
Zillow Homes Property Trust, a Delaware Statutory Trust
1301 N. 2nd Ave Fl 31
Seattle, WA 98101

New Owner's Address: **Zillow Homes Property Trust, a Delaware Statutory Trust**
4343 N Scottsdale Rd, Ste 390
Scottsdale, AZ 85251

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 21st October, 2021.

Date

Affiant Signature

28th October, 2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 28th 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