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

Karen Johnson Davidson County
Batch# 748120 DEEDWARRSP
11/03/2021 09:48:30 AM 5 pgs
Fees: $28.00 Taxes: $1,346.43
20211103-0146930

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

Property Appraiser's Parcel ID #:
074-08-0-146.00
File Number: 2110-TN-137304
Consideration: $363,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 19th day of October, 2021,

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

and the grantee, **Stephen Rose Harris, an unmarried person** , whose address is: 7012 Bonnafair Drive, Hermitage, TN 37076

WITNESSETH: that for the sum of **Three Hundred Sixty Three Thousand Nine Hundred Dollars and No Cents ($363,900.00)**

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: 7012 Bonnafair Drive, Hermitage, TN 37076

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: Shanice Eboigbe

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Shanice Eboigbe 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 19 day of October, 2021.

_____

Notary Public

Nate' Steinbecker

Printed Name

My commission expires: 7.28.2025

Nate Steinbecker
NOTARY PUBLIC
Hall County, GEORGIA
My Commission Expires 07/28/2025

OATH OF CONSIDERATION

State of TN)
ss
County of Smn)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $363,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Stephen Rose Harris

This instrument was acknowledged before me on this day 29, of October, 2021 by Stephen Rose Harris.

Notary Public

Derek Truel

Printed Name

Commission expires: 3424

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Exhibit A
Legal Description

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 737, on the Plan of Section Seven, Hermitage Hills, of record in Plat Book 3300, Page 62 and 63, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Sara A. Marquette, unmarried recorded on September 2, 2021 in 20210902-0118491 in the Register's Office of Davidson County, TN.

Parcel ID No: 074-08-0-146.00

For information purposes only: 7012 Bonnafair Drive, Hermitage, TN 37076

Mail Tax Statements to: **Stephen Rose Harris**
7012 Bonnafair Drive
Hermitage, TN 37076

New Owner's Address: **Stephen Rose Harris**
7012 Bonnafair Drive
Hermitage, TN 37076

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 10/19/2021.

Date

Affiant Signature

10/29/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 29 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