Karen Johnson Davidson County
Batch# 750026 DEEDWARR
11/05/2021 11:08:30 AM 6 pgs
Fees: $33.00 Taxes: $1,742.24
20211105-0148214

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 #:
181010A15400CO
File Number: 2108-TN-126777
Consideration: $470,875.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 1st day of November, 2021,

by and between the grantor, **Joel Thomas Schwamburger and James R. Schwamburger**

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 Seventy Thousand Eight Hundred Seventy Five Dollars and No Cents ($470,875.00)**

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: 7332 Campton Road, Nashville, TN 37211

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.

Joel Thomas Schwamburger

Joel Thomas Schwamburger

James R. Schwamburger

James R. Schwamburger

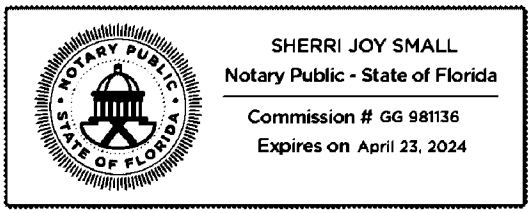
State of Florida)

ss

County of Manatee)

On this 1st day of November, 2021 before me personally appeared Joel Thomas Schwamburger ~~and James R. Schwamburger,~~ to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Joel Thomas Schwamburger ~~and James R. Schwamburger~~ executed the same as their free act and deed.

Not present: James Schwamburger Presented TN DL and use of Multi-factor authentication



Sherri Joy Small

Notary Public State of FLA: sherri Joy SMall

Sherri Joy Small

Printed Name

My commission expires: 04/23/2024

Notarized online using audio-video communication

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of FLORIDA)
)
☐ City ☑ County of Citrus)

On 11/01/2021 (Date) before me, Patricia B. Fradette (Notary Name),

personally appeared James R. Schwamburger (Name(s) of Signer(s))

❑ personally known to me – OR –

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

☑ 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.

PATRICIA B. FRADETTE
Notary Public - State of Florida
Commission # GG910194
Expires on December 28, 2023

WITNESS my hand and official seal.

Notary Public Signature: Patricia B. Fradette

Notary Name: Patricia B. Fradette

Notary Commission Number: GG910194

Notary Commission Expires: 12/28/2023

Notarized online using audio-video communication

Online Notary

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Deed

Document Date: 11/01/2021 Number of Pages (w/ certificate): 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: James R. Schwamburger

❑ 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 $ 470,875.00 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 1st, of November,
2021 by Amy Downey, Authorized Signor, Zillow Homes Property Trust, a Delaware Statutory Trust.

Notary Public

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

Being Lot Number 75, on the Plan of Section Five, Sugar Valley, as of record in Plat Instrument Number 20001204-0118880, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Joel Thomas Schwamburger, Unmarried and James R. Schwamburger by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., recorded on August 23, 2011 in 20110823-0064952 in the Register's Office of Davidson County, TN.

Parcel ID No: 181010A15400CO

For information purposes only: 7332 Campton Road, Nashville, TN 37211

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 1st November, 2021.

Date

Affiant Signature

2nd November, 2021

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 2nd day of November, 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