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

Karen Johnson Davidson County
Batch# 750092 DEEDWARRSP
11/05/2021 12:15:30 PM 5 pgs
Fees: $28.00 Taxes: $1,020.83
20211105-0148306

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

Property Appraiser's Parcel ID #:
164050A07800CO
File Number: 2109-TN-136652
Consideration: $275,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 25 day of October, 2021,

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

and the grantee, **Dawn Rae Hutchison, an unmarried woman, and Patricia Roselee Hutchison, an unmarried woman,** whose address is: 4316 Summercrest Blvd, # 1032, Antioch, TN 37013

WITNESSETH: that for the sum of **Two Hundred Seventy Five Thousand Nine Hundred Dollars and No Cents ($275,900.00)**

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: 4316 Summercrest Blvd, # 1032, Antioch, TN 37013

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 Ebright

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Shanice Ebright 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 25 day of October, 2021.

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

_____
Notary Public

Nate Steinbecker
Printed Name

My commission expires: 7-28-2025

OATH OF CONSIDERATION

State of Arizona)
ss
County of Maricopa)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $275,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Dawn Rae Hutchison

Dawn Rae Hutchison

Patricia Roselee Hutchison

Patricia Roselee Hutchison

This instrument was acknowledged before me on this day 1, of November,

2021 by Dawn Rae Hutchison and Patricia Roselee Hutchison.

Notary Public

CELESTE VALVERDE
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 569042
My Comm. Exp. Sep. 25, 2023

Celeste Valverde

Printed Name

Commission expires: 09/25/2023

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 1032 of Summer Glen Townhomes, Phase 2, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached to and shown as Exhibit 2, established by Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525 as supplemented by the First Supplement The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, Annexing Phase 2 Property, of record in Instrument No. 20181220-0123931; as amended by the First Amendment to The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190807-0078437, having been corrected by Instrument No. 20190904-0089474; and further amended by the Second Amendment to The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200228-0022465, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declarations.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Rashena A, Smith, a Single Woman recorded on August 17, 2021 in 20210817-0111217 in the Register's Office of Davidson County, TN.

Parcel ID No: 164050A07800CO

For information purposes only: 4316 Summercrest Blvd, # 1032, Antioch, TN 37013

Mail Tax Statements to: **Dawn Rae Hutchison and Patricia Roselee Hutchison**
4316 Summercrest Blvd, # 1032
Antioch, TN 37013

New Owner's Address: **Dawn Rae Hutchison and Patricia Roselee Hutchison**
4316 Summercrest Blvd, # 1032
Antioch, TN 37013

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 10/25/2021.

Date

Affiant Signature

11/02/2021

Date

State of TEXAS

County of DALLAS

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