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

Karen Johnson Davidson County
Batch# 754042 DEEDWARR
11/12/2021 02:12:30 PM 5 pgs
Fees: $28.00 Taxes: $1,998.00
20211112-0151025

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

Property Appraiser's Parcel ID #:
085040A43300CO
File Number: 2110-TN-137872
Consideration: $540,000.00

SPECIAL WARRANTY DEED

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

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

and the grantee, **Martie Cohen, an unmarried woman** , whose address is: 5517 Mulligan Court, Hermitage, TN 37076

WITNESSETH: that for the sum of **Five Hundred Forty Thousand Dollars and No Cents ($540,000.00)**

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: 5517 Mulligan Court, 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: Camille Yven

Name: Camille Yven

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Camille Yven 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 1 day of November, 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 Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $540,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Martie Cohen

This instrument was acknowledged before me on this day 8, of Nov 2021

2021 by Martie Cohen.

Notary Public

Ann Statkos Donnell

Printed Name

Commission expires: 09/02/24

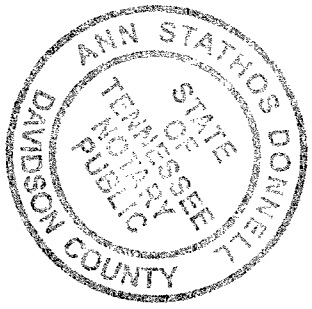


Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 433, on the Plan of Revision to The Final Plat The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 2, Section 1 Planned Unit Development, as shown on plat of record in Instrument 20181217-0122497, Register's Office for Davidson County, reference to which 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 Fay Struble and Randolf Struble, Wife and Husband recorded on August 24, 2021 in 20210824-0114344 in the Register's Office of Davidson County, TN.

Parcel ID No: 085040A43300CO

For information purposes only: 5517 Mulligan Court, 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 **11/01/2021**.

Date

Affiant Signature

11/01/2021

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this **1** 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