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

Karen Johnson Davidson County
Batch# 755196 DEEDWARRSP
11/15/2021 03:09:30 PM 5 pgs
Fees: $28.00 Taxes: $1,901.43
20211115-0151945

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

Property Appraiser's Parcel ID #:
071-15-0-217.00
File Number: 2110-TN-137302
Consideration: $513,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 2 day of November, 2021,

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

and the grantee, **George Jason Holland II, an unmarried man** , whose address is: ,

WITNESSETH: that for the sum of **Five Hundred Thirteen Thousand Nine Hundred Dollars and No Cents ($513,900.00)**

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: 1317A Stainback Ave, Nashville, TN 37207

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: Kela Montgomery

Name: Kela Montgomery
Its: Authorized Signatory

State of Georgia)
ss KM
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Kela Montgomery 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 2 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 $513,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

X _____
George Jason Holland II

This instrument was acknowledged before me on this day 09, of June, 2021 by George Jason Holland II.

_____
Notary Public

Louis Nosakhare Ogiemudia SR
Printed Name

Commission expires: 09-06-2022

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

Land In Davidson County, Tennessee, being Lot 101, as shown on the map entitled Highland Land Company's Subdivision, of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Said Lot 101 fronts 25 feet each on the Easterly side of Stainback Avenue and runs back between parallel lines 175 feet to an alley.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Carroll E. Gant and Julie A. Gant, Husband and Wife recorded on September 27, 2021 in 20210927-0129636 in the Register's Office of Davidson County, TN.

Parcel ID No: 071-15-0-217.00

For information purposes only: 1317A Stainback Ave, Nashville, TN 37207

Mail Tax Statements to: **George Jason Holland II**

New Owner's Address: **George Jason Holland II**
1317A Stainback Ave, Nashville, TN 37207

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 11/02/2021.

Date

Affiant Signature

11/09/2021

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 9 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