Karen Johnson Davidson County
Batch# 760674 DEEDWARRSP
11/24/2021 01:36:30 PM 5 pgs
Fees: $28.00 Taxes: $962.00
20211124-0156300

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 #:
034010F01900CO
File Number: 2110-TN-138611
Consideration: $260,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 8 day of November, 2021,

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

and the grantee, **Brent Chandler Harris, an unmarried man ,** whose address is: 136 Cobblestone Place Dr, Goodlettsville, TN 37072

WITNESSETH: that for the sum of **Two Hundred Sixty Thousand Dollars and No Cents ($260,000.00)**

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: 136 Cobblestone Place Dr, Goodlettsville, TN 37072

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: Trevaris Wright

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Trevaris Wright 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 8 day of Nov, 2021.

KATRINA D. HARLAN NOTARY PUBLIC FULTON COUNTY, GA MY COMMISSION EXPIRES JUNE 20 2023

_____

Notary Public

Katrina Harlan

Printed Name

My commission expires: 6/20/23

OATH OF CONSIDERATION

State of TN)
ss
County of Davs)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Brent Chandler Harris

This instrument was acknowledged before me on this day 18, of Nov 21, 2021 by Brent Chandler Harris.

Notary Public

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 townhome located in Davidson County, Tennessee, being Unit No. 19 of Cobblestone 11 Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out In Section 66-27-101, at seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, Registers Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now ore hereafter established over, though, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from AWM PG, LLC, a Nevada Limited Liability Company recorded on September 21, 2021 in in the Register's Office of Davidson County, TN.

Parcel ID No: 034010F01900CO

For information purposes only: 136 Cobblestone Place Dr, Goodlettsville, TN 37072

Mail Tax Statements to: **Brent Chandler Harris**
136 Cobblestone Place Dr
Goodlettsville, TN 37072

New Owner's Address: **Brent Chandler Harris**
136 Cobblestone Place Dr
Goodlettsville, TN 37072

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 11/08/2021.

Date

Affiant Signature

11/18/2021

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 18 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