Karen Johnson Davidson County
Batch# 762530 DEEDWARR
11/29/2021 03:54:30 PM 6 pgs
Fees: $33.00 Taxes: $1,653.73
20211129-0157491

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 #:
061100D00600CO
File Number: 2110-TN-138017
Consideration: $446,954.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 18th day of November, 2021,

by and between the grantor, **Nathan Cannon and James I Chapin Jr., married to each other**

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 Forty Six Thousand Nine Hundred Fifty Four Dollars and No Cents ($446,954.00)**

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: 785 Matthews Ave , Nashville, TN 37216

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.

Nathan Cannon

Nathan Cannon

James I Chapin Jr.

James I Chapin Jr.

State of Virginia)

ss

County of Loudoun)

On this 18th day of November, 2021 before me personally appeared Nathan Cannon and ~~James I Chapin Jr.~~ GA, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Nathan Cannon and ~~James I Chapin Jr.~~ executed the same as their free act and deed.

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notary Public

Gloria Asare

Printed Name

My commission expires: 12/31/2024

Registration No: 7901547

Notarized online using audio-video communication

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of TEXAS)
)
☐ City ☑ County of Hidalgo)

On 11/18/2021 *Date* before me, Jose Ricardo Gamboa *Notary Name*,

personally appeared James I Chapin Jr.
Name(s) of Signer(s)

☐ personally known to me – **OR** –

☐ proved to me on the basis of the oath of _____ – **OR** –
Name of Credible Witness

☑ 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.

WITNESS my hand and official seal.

NOTARY PUBLIC STATE OF TEXAS
Jose Ricardo Gamboa
ID NUMBER
132681524
COMMISSION EXPIRES
September 17, 2024

Notary Public Signature: _____

Notary Name: Jose Ricardo Gamboa

Notary Commission Number: 132681524

Notary Commission Expires: 09/17/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warrarnty Deed

Document Date: 11/18/2021 Number of Pages (w/ certificate): 3

Signer(s) Other Than Named Above: Nathon Cannon

Capacity(ies) Claimed by Signer(s)

Signer's Name: James I Chapin Jr.

☐ Corporate Officer Title: N/A
☐ Partner – ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: N/A

Signer Is Representing: Self

Capacity(ies) Claimed by Signer(s)

Signer's Name: N/A

☐ Corporate Officer Title: N/A
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: N/A

Signer Is Representing: N/A

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 $ 446,954.00 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 18th, of November,

2021 by Amy Downey, Authorized Signor , Zillow Homes Property Trust, a Delaware Statutory Trust.

Kelli Jackson
Notary Public

Kelli Jackson
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

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Curdwood Place., a Horizontal Property Regime, of record as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Curdwood Place, a Horizontal Property Regime with Private Elements, in Instrument No. 20190805-0077608 and amended in Instrument No. 20201020-0122253 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Nathan Cannon and James I. Chapin Jr., married to each other by Warranty Deed from Invent Communities, Inc., a Tennessee Corporation recorded on January 12, 2021 in 20210112-0004946 in the Register's Office of Davidson County, TN.

Parcel ID No: 061100D00600CO

For information purposes only: 785 Matthews Ave , Nashville, TN 37216

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 18 November, 2021.

Date

Affiant Signature

22 November, 2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 22nd 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