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

Karen Johnson Davidson County
Batch# 764257 DEEDWARRSP
12/01/2021 10:54:30 AM 5 pgs
Fees: $28.00 Taxes: $1,165.50
20211201-0158570

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

Property Appraiser's Parcel ID #:
15003008500
File Number: 2110-TN-138121
Consideration: $315,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 10 day of November, 2021,

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

and the grantee, **Troy Anderson and Melanie Anderson and Troy Anderson, wife and husband,** whose address is: 3312 Country Way Road, Antioch, TN 37013

WITNESSETH: that for the sum of **Three Hundred Fifteen Thousand Dollars and No Cents ($315,000.00)**

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: 3312 Country Way Road, 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: Shanica Boagbe

Name: Shanica Boagbe

Its: Authorized Signatory

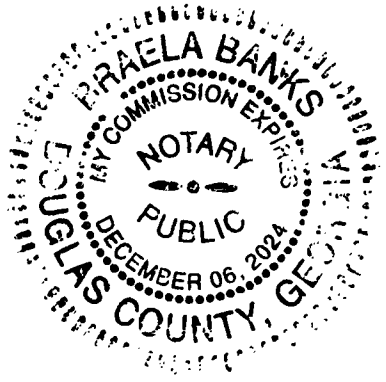
State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Shanica Boagbe 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 10th day of November, 2021.



Notary Public

Praela Banks

Printed Name

My commission expires: 12/06/24

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 $315,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Troy Anderson

Melanie Anderson

This instrument was acknowledged before me on this day 23, of Nov,

2021 by Troy Anderson and Melanie Anderson.

Notary Public

Amy Stathos Donnell

Printed Name

Commission expires: 09/02/24

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY AMY STATHOS DONNELL

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of The Country, Section 3 of record in Plat Book 5200, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 63 fronts 70.50 feet on the Northerly margin of Country Way Road, and runs back 111.79 feet on the Westerly line and 196.89 feet on the Easterly line to a line in the rear measuring 168.86 feet thereon.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Kayla L. Mathews and Andrew J. Mathews recorded on July 28, 2021 in 20210728-0101620 in the Register's Office of Davidson County, TN.

Parcel ID No: 15003008500

For information purposes only: 3312 Country Way Road, Antioch, TN 37013

Mail Tax Statements to: **Troy Anderson and Melanie Anderson**
3312 Country Way Road
Antioch, TN 37013

New Owner's Address: **Troy Anderson and Melanie Anderson**
3312 Country Way Road
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 11/10/2021.

Date

Affiant Signature

11/24/2021

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 24 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