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 #:
13615003900
File Number: 2111-TN-139492
Consideration: $324,000.00

Karen Johnson Davidson County
Batch# 766230 DEEDWARRSP
12/02/2021 02:32:30 PM 5 pgs
Fees: $28.00 Taxes: $1,198.80
20211202-0159989

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 23 day of November, 2021,

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

and the grantee, **Ricardo Gonzalez Ramirez and Maria Guadalupe Gutierrez Maldonado, husband and wife** , whose address is: 2905 Nautilus Dr, Nashville, TN 37217

WITNESSETH: that for the sum of **Three Hundred Twenty Four Thousand Dollars and No Cents ($324,000.00)**

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: 2905 Nautilus Dr, Nashville, TN 37217

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 23 day of November, 2021.

KEZZIE JOSEPH NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 20, 2025

Notary Public

Kezzie Joseph

Printed Name

My commission expires: 4/20/25

Exhibit A
Legal Description

A certain tract or Parcel of land located in Davidson County, State of Tennessee, more particularly described to-wit: Being Lot No. 14 on the Plan of Harbour Town Village, Section Two, of record in Plat Book 4675, Page 146, and Register's Office for Said County.

Said Lot No. 14 fronts 90.0 feet on the Southerly margin of Nautilus Drive and extends back 178.94 feet on the Easterly line and 180.55 feet on the Westerly line to a dead line in the rear, measuring 90.02 feet thereon.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Russell Kenneth Rogers and Kendall M. Rogers, Husband and Wife recorded on October 6, 2021 in 20211006-0134157 in the Register's Office of Davidson County, TN.

Parcel ID No: 13615003900

For information purposes only: 2905 Nautilus Dr, Nashville, TN 37217

Mail Tax Statements to:
2905 Nautilus Dr
Nashville, TN 37217

New Owner's Address:
2905 Nautilus Dr
Nashville, TN 37217

OATH OF CONSIDERATION

State of Tennessee)
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 $324,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Ricardo Gonzalez Ramirez

Maria G.
Maria Guadalupe Gutierrez Maldonado

This instrument was acknowledged before me on this day 30, of November 2021, 2021 by Ricardo Gonzalez Ramirez and Maria Guadalupe Gutierrez Maldonado.

Michelle R Davis
Notary Public

Michelle R. Davis
Printed Name

Commission expires: 7/2/2024

MICHELLE R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 07-02-2024

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 11/23/2021.

Date

Affiant Signature

11/30/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 30 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