Karen Johnson Davidson County
Batch# 767331 DEEDWARRSP
12/03/2021 11:14:30 AM 5 pgs
Fees: $28.00 Taxes: $675.21
20211203-0160590

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 #:
096-11-0A-001.00-CO
File Number: 2110-TN-138318
Consideration: $182,490.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 3rd day of November, 2021,

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

and the grantee, **Daniel M. Pomerleau, Sole Ownership,** whose address is: 440 Stewarts Ferry Pike, Unit A-1, Nashville, TN 37214

WITNESSETH: that for the sum of **One Hundred Eighty Two Thousand Four Hundred Ninety Dollars and No Cents ($182,490.00)**

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: 440 Stewarts Ferry Pike, Unit A-1, Nashville, TN 37214

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: Bianca Gjuty

Name: Bianca Gjuty
Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

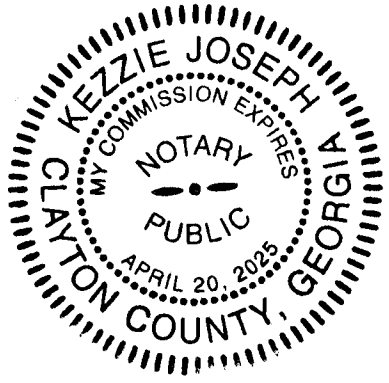
Before me, the undersigned authority of the State and County aforesaid, personally appeared Bianca Gjuty with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself or herself to be the Authorized Signatory of Zillow Homes Property 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 3 day of November, 2021.

Kezzie Joseph
Notary Public

Kezzie Joseph
Printed Name

My commission expires: 4/20/25



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 $182,490.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Daniel M. Pomerleau

This instrument was acknowledged before me on this day 16TH, of NOVEMBER 2021 by Daniel M. Pomerleau.

Notary Public

DANIEL V. HOFMEISTER

Printed Name

Commission expires: 10/25/2022

DANIEL V. HOFMEISTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Unit A-1, Hickory Place Condominiums, of record in Master Deed of record in Book 6472, Page 435, and referred to as Exhibit "A" found at page 454, said Book and re-recorded in Book 6476, page 663 and referred to as Exhibit "A" found at page 682, said re-recorded Book. Master Deed amended in Book 6654, Page 910, Book 6759, Page 533, Book 7015, Page 182, Book 7015, Page 187 and Book 7015, Page 192. Unit A-1 being part of the Unit Plan for Phase I, Section I, Hickory Place Condominiums, of record in Plat Book 6250, Page 223; all references of record in the Register of Deeds Office for Davidson County, Tennessee.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Randall Leach, an unmarried person recorded on September 3, 2021 in 20210903-0118874 in the Register's Office of Davidson County, TN.

Parcel ID No: 096-11-0A-001.00-CO

For information purposes only: 440 Stewarts Ferry Pike, Unit A-1, Nashville, TN 37214

Mail Tax Statements to: Daniel M. Pomerleau
440 Stewarts Ferry Pike, Unit A-1
Nashville, TN 37214

New Owner's Address: Daniel M. Pomerleau
440 Stewarts Ferry Pike, Unit A-1
Nashville, TN 37214

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 11/03/2021.

Date

Affiant Signature

11/17/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 17th 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