Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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

Karen Johnson Davidson County
Batch# 768483 **DEEDWARRSP**
12/06/2021 01:41:31 PM 4 pgs
Fees: $23.00 Taxes: $858.40

20211206-0161403

Property Appraiser's Parcel ID #:
163-11-0C-063.00-CO
File Number: 2111-TN-139508
Consideration: $232,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 22 day of November, 2021,

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

and the grantee, **Anthony Scott Cummings and Kimberly Allen Cummings** , whose address is: 805 Beazer Ln, Antioch, TN 37013

WITNESSETH: that for the sum of **Two Hundred Thirty Two Thousand Dollars and No Cents ($232,000.00)**

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: 805 Beazer Ln, 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: Bianca Guity

Name: Bianca Guity
Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Bianca Guity 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 22 day of November, 2021.

Camille Yuen
Notary Public

Camille Yuen
Printed Name

My commission expires: July 29, 2025

CAMILLE YUEN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 29, 2025

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 63, on the plan of Revised, Bell Forge Village III, Section Five, of record in Plat Book 6900, Page 287, as revised in Plat Book 6900, Page 632 and corrected in Book 7524, Page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
Being the same property conveyed to Diversified Asset Holdings, LLC, a Tennesse Limited Liability Company by Warranty Deed from Joshua Davis Moody and wife Jena Gail Moody recorded on October 6, 2021 in 20211006-0134102 in the Register's Office of Davidson County, TN.

Parcel ID No: 163-11-0C-063.00-CO

For information purposes only: 805 Beazer Ln, Antioch, TN 37013

Mail Tax Statements to:

Anthony and Kimberly Cummings
902 St. Lukes Drive
Richardson, TX 75080

New Owner's Address:
805 Beazer Ln
Antioch, TN 37013

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Williamson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $232,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Stephanie Apelt

This instrument was acknowledged before me on this day 2nd, of December, 2021.

Notary Public

Katie Sheffield

Printed Name

Commission expires: Oct 27 2025

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025