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# 768486 DEEDWARRSP
12/06/2021 01:51:08 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20211206-0161408

Property Appraiser's Parcel ID #:
097020A05900CO
File Number: 2110-TN-139020
Consideration: $370,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 30th day of November, 2021,

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

and the grantee, **Jeffrey Steven Williams, an unmarried man** , whose address is: 1332 Riverbrook Dr, Hermitage, TN 37076

WITNESSETH: that for the sum of **Three Hundred Seventy Thousand Dollars and No Cents ($370,000.00)**

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: 1332 Riverbrook Dr, Hermitage, TN 37076

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: _____

Name: Nate' Steinbecker

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Nate' Steinbecker 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 30 day of November, 2021.

Samantha Phillips
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires May 27,2025

Samantha Phillips

Notary Public

Samantha Phillips

Printed Name

My commission expires: 05-27-2025

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No.59, on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

The aforesaid Plat of Record in Instrument No. 20080723-0075577, Voided, vacated and Superseded the entire Plat entitled "Villages of Riverwood, Phase One, Section One" of record in Instrument No. 20080610-0059689, in said Register's Office
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Lakshmi Sreedharan and Vagdevi Sreedharan, Husband and Wife, as Joint Tenants recorded on August 6, 2021 in 202108060106185 in the Register's Office of Davidson County, TN.

Parcel ID No: 097020A05900CO

For information purposes only: 1332 Riverbrook Dr, Hermitage, TN 37076

Mail Tax Statements to: Jeffrey Williams
1332 Riverbrook Dr
Hermitage, TN 37076

New Owner's Address:
1332 Riverbrook Dr
Hermitage, TN 37076

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 $370,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

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

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