Karen Johnson Davidson County
Batch# 770479 DEEDWARRSP
12/09/2021 09:13:30 AM 5 pgs
Fees: $28.00 Taxes: $1,258.00
20211209-0163100

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 #:
143-02-0C-045.00-CO
File Number: 2111-TN-140121
Consideration: $340,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 29 day of Nov, 2021,

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

and the grantee, **Kelly Rae Bergmann, an unmarried woman** , whose address is: 683 Harpeth Trace Drive, Nashville, TN 37221

WITNESSETH: that for the sum of **Three Hundred Forty Thousand Dollars and No Cents ($340,000.00)**

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: 683 Harpeth Trace Drive, Nashville, TN 37221

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: Kat Harlan

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Kat Harlan 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 29 day of Nov, 2021.

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

Camille Yuen

Notary Public

Camille Yuen

Printed Name

My commission expires: July 29, 2025

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 $340,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Kelly Rae Bergmann

Kelly Rae Bergmann

This instrument was acknowledged before me on this day 6th of Dec 2021

2021 by Kelly Rae Bergmann.

Notary Public

Ann Stockton Donnell

Printed Name

Commission expires: 09/02/24

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY ANN STOCKTON DONNELL

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 45 on the Plan of Harpeth Knoll Subdivision, a Planned Unit Development, of record in Plat Book 5200, Page 764, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said property.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from David W. Russell and Linda S. Russell, Husband and Wife recorded on August 31, 2021 in 20210831-0117570 in the Register's Office of Davidson County, TN.

Parcel ID No: 143-02-0C-045.00-CO

For information purposes only: 683 Harpeth Trace Drive, Nashville, TN 37221

Mail Tax Statements to: **Kelly Rae Bergmann**
683 Harpeth Trace Drive
Nashville, TN 37221

New Owner's Address: **Kelly Rae Bergmann**
683 Harpeth Trace Drive
Nashville, TN 37221

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 11/29/2021.

Date

Affiant Signature

12/06/2021

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 6 day of December, 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