Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE
Atlanta, GA 30346

Karen Johnson Davidson County
Batch# 771316 DEEDWARRSP
12/09/2021 03:52:30 PM 5 pgs
Fees: $28.00 Taxes: $850.63
20211209-0163705

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
5215 N O'Connor Blvd, Ste 1200
Irving, TX 75039

Property Appraiser's Parcel ID #:
090110B01300CO
File Number: 2111-TN-139636
Consideration: $229,900.00

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, **Andrea Rochester, a single woman** , whose address is: 510 Basswood Ave APT 13, Nashville, TN 37209

WITNESSETH: that for the sum of **Two Hundred Twenty Nine Thousand Nine Hundred Dollars and No Cents ($229,900.00)**

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: 510 Basswood Ave APT 13, Nashville, TN 37209

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

_____
Notary Public

Samantha Phillips
Printed Name

My commission expires: 05-27-2025

Exhibit A
Legal Description

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 13 of River Breeze Garden Townhomes a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit 13" to the Master Deed of record in Instrument No. 20030207-0017550, amended in Instrument No. 20030618-0084385 and Instrument No. No. 20040308-0025984, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.,
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Nicole Lee Bianchi, a Single Woman recorded on September 10, 2021 in 20210910-0121310 in the Register's Office of Davidson County, TN.

Parcel ID No: 090110B01300CO

For information purposes only: 510 Basswood Ave APT 13, Nashville, TN 37209

Mail Tax Statements to:
510 Basswood Ave APT 13
Nashville, TN 37209

New Owner's Address:
510 Basswood Ave APT 13
Nashville, TN 37209

OATH OF CONSIDERATION

State of TN)
ss
County of Sumner)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $229,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Jennifer Russell
~~Andrea Rochester~~

This instrument was acknowledged before me on this day 7th, of December, 2021 by Andrea Rochester.

Notary Public

Kristen M. Traini
Printed Name

Commission expires: 10/21/2024

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/30/2021 (date of document).

Jennifer Russell
Affiant Signature

12/7/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7 day of December 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

