Karen Johnson Davidson County
Batch# 772569 DEEDWARRSP
12/13/2021 11:28:30 AM 5 pgs
Fees: $28.00 Taxes: $1,091.50
20211213-0164619

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 #:
161-16-0A-097.00-CO
File Number: 2111-TN-141112
Consideration: $295,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 1 day of December, 2021,

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

and the grantee, **Jennifer and Ben Rooke Revocable Trust,** whose address is: 323 Shadow Glen Drive, Nashville, TN 37211

WITNESSETH: that for the sum of **Two Hundred Ninety Five Thousand Dollars and No Cents ($295,000.00)**

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: 323 Shadow Glen Drive, Nashville, TN 37211

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: Camille Yven

Name: Camille Yven

Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Camille Yven 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 1 day of December, 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

OATH OF CONSIDERATION

State of Florida)
ss
County of Pinellas)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Jennifer and Ben Rooke Living Trust

By: Jennifer Coppock Rooke Date: 12/09/2021
Jennifer Rooke, Trustee

By: Ben Marett Rooke III Date: 12/09/2021
Ben Rooke, Trustee

This instrument was acknowledged before me on this day 09, of December,
2021 by Jennifer and Ben Rooke Living Trust.

Scott Berman
Notary Public

Scott Berman
Printed Name

Commission expires: 04/06/2024

SCOTT BERMAN
Notary Public - State of Florida
Commission # GG946177
Expires on April 6, 2024

Florida
Pinellas
GG946177
04/06/2024

Online Notary

Notarized online using audio-video communication

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 97 on the Plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No: 20050425-0045905; Instrument No: 20050520-0056887; Instrument No: 20050520-0056887; Instrument No: 20051007-0121715; Instrument No: 20051107-0134921; Instrument No: 20051207-0147464; Instrument No: 20060124-0009112, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Brandon Peterson and Alyssa Anita Hewes Peterson, Husband and Wife recorded on November 12, 2021 in 20211112-0151129 in the Register's Office of Davidson County, TN.

Parcel ID No: 161-16-0A-097.00-CO

For information purposes only: 323 Shadow Glen Drive, Nashville, TN 37211

Mail Tax Statements to: **Jennifer and Ben Rooke Living Trust**
323 Shadow Glen Drive
Nashville, TN 37211

New Owner's Address: **Jennifer and Ben Rooke Living Trust**
323 Shadow Glen Drive
Nashville, TN 37211

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 12/1/2021.

Date

Affiant Signature

12/9/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 9 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