Karen Johnson Davidson County
Batch# 773262 DEEDWARRSP
12/13/2021 03:43:30 PM 5 pgs
Fees: $28.00 Taxes: $1,051.91
20211213-0164945

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 #:
164-03-0B-004.00-CO
File Number: 2111-TN-139910
Consideration: $284,300.00

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, **Ezzat Salib, a married person** , whose address is: 2207 Postings Point, Antioch, TN 37013

WITNESSETH: that for the sum of **Two Hundred Eighty Four Thousand Three Hundred Dollars and No Cents ($284,300.00)**

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: 2207 Postings Point, 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: _____

Name: Trevans Wright

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Trevans Wright 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 1st day of December, 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

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 $284,300.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

X Ezzat Salib
Ezzat Salib

This instrument was acknowledged before me on this day 09, of Dec,
2021 by Ezzat Salib.

Notary Public

Louis Nosakhare Ogiemudia Sr
Printed Name

Commission expires: 09-06-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

A certain condominium located in Davidson County, Tennessee, being Unit No. 43 or Rolling Hills Townhomes, a Townhome Planned Unit Development horizontal Properly Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101. et seq. of the Tennessee Code Annotated, under the Declaration of Protective Covenants. Conditions and Restrictions establishing Rolling Hills Townhomes of record in Instrument Number 20170824-0087222, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws of record in Instrument Number 20170824-0087224, in said Registers Office for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said By-Laws.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Kayla Morales and Jonathan Morales, wife and husband recorded on September 14, 2021 in 20210914-0123450 in the Register's Office of Davidson County, TN.

Parcel ID No: 164-03-0B-004.00-CO

For information purposes only: 2207 Postings Point, Antioch, TN 37013

Mail Tax Statements to: **Ezzat Salib**
2207 Postings Point
Antioch, TN 37013

New Owner's Address: **Ezzat Salib**
2207 Postings Point
Antioch, TN 37013

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 12/01/2021.

Date

Affiant Signature

12/09/2021

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 9 day of December, 20 21.

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