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

Karen Johnson Davidson County
Batch# 773551 DEEDWARRSP
12/14/2021 01:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20211214-0165234

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

Property Appraiser's Parcel ID #:
018-07-0-112.00
File Number: 2111-TN-141115
Consideration: $300,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 2 day of December, 2021,

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

and the grantee, **Magdalena Quintanilla and Oscar Quintanilla, wife and husband ,** whose address is: 505 Hitt Ln, Goodlettsville, TN 37072

WITNESSETH: that for the sum of **Three Hundred Thousand Dollars and No Cents ($300,000.00)**

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: 505 Hitt Ln, Goodlettsville, TN 37072

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: Kempo Joseph

Name: Herzie Joseph

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Herzie Joseph 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 2nd day of December, 2021.

Notary Public

Braela Banks

Printed Name

My commission expires: 12/6/24

BRAELA BANKS NOTARY PUBLIC DOUGLAS COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 06, 2024

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 48 (erroneously stated as Lot 58 in Book 10573, page 538, Register's Office for Davidson County, Tennessee) on the Plan of Charleston Square, Section 1, as of record in Plat Book 4860, Pages 37 and 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Michael Alexander Shoemaker, Jr., an Unmarried Man recorded on August 24, 2021 in 20210824-0114041 in the Register's Office of Davidson County, TN.

Parcel ID No: 018-07-0-112.00

For information purposes only: 505 Hitt Ln, Goodlettsville, TN 37072

Mail Tax Statements to:
505 Hitt Ln
Goodlettsville, TN 37072

New Owner's Address:
505 Hitt Ln
Goodlettsville, TN 37072

Certificate of Authenticity

I, Jamika Jones, 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 12/2/2021.

Date

Jamika Jones
Affiant Signature

12/10/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 10th day of DECEMBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY