Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

Karen Johnson Davidson County
Batch# 773557 **DEEDWARRSP**
12/14/2021 01:52:18 PM 4 pgs
Fees: $23.00 Taxes: $2,516.00



20211214-0165243

Property Appraiser's Parcel ID #:
091140B02400CO
File Number: 2111-TN-140483
Consideration: $680,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 3 day of December, 2021,

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

and the grantee, **Roger Joseph LeBlanc, an unmarried man** , whose address is: 439 Patina Cir, Nashville, TN 37209

WITNESSETH: that for the sum of **Six Hundred Eighty Thousand Dollars and No Cents ($680,000.00)**

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: 439 Patina Cir, 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: [signature]

Name: Travis Wright
Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Trevaris 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 3 day of December, 2021.

[signature]
Notary Public

Kezzie Joseph
Printed Name

My commission expires: 4/20/25

KEZZIE JOSEPH
NOTARY PUBLIC
CLAYTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
APRIL 20, 2025

Exhibit A
Legal Description

Land in the 24th Civil District of Davidson County, Tennessee, being Lot No. 24 on the plan of Patina Subdivision, Phase 2, and of record in Instrument No. 20080812-0083055, Register's Office for Davidson County, Tennessee, to which 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 James Hickerson and Meredith Hickerson, husband and wife, husband and wife recorded on October 13, 2021 in 20211013-0137707 in the Register's Office of Davidson County, TN.

Parcel ID No: 091140B02400CO

For information purposes only: 439 Patina Cir, Nashville, TN 37209

Mail Tax Statements to:
439 Patina Cir
Nashville, TN 37209

New Owner's Address:
439 Patina Cir
Nashville, TN 37209

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $680,000.

Affiant

Subscribed and sworn to before me, this 10th day of December, 2021.

Notary Public
My Commission Expires: _____

