3AB

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# 776947 **DEEDWARRSP**
12/20/2021 02:46:25 PM 4 pgs
Fees: $23.00 Taxes: $2,038.70

20211220-0167956

Property Appraiser's Parcel ID #:
061-11-0-353.00
File Number: 2111-TN-141041
Consideration: $551,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 10TH day of DECEMBER, 2021,

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

and the grantee, **Shelley Oseas, a single woman, and Rachel Oseas, a single woman, as Joint Tenants with Right of Survivorship,** whose address is: 4002 Burrus St, Nashville, TN 37216

WITNESSETH: that for the sum of **Five Hundred Fifty One Thousand Dollars and No Cents ($551,000.00)**

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: 4002 Burrus St, Nashville, TN 37216

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: Logan Weeks

Its: Authorized Signatory

State of GA)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Logan Weeks 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 10 day of December, 2021.

Nate Steinbecker
NOTARY PUBLIC
Hall County, GEORGIA
My Commission Expires 07/28/2025

_____
Notary Public

Nate' Steinbecker
Printed Name

My commission expires: 7.28.2025

OATH OF CONSIDERATION

State of TENNESSEE)
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 $551,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

This instrument was acknowledged before me on this day 17, of DECEMBER, 2021

Notary Public

Lydia H. Weaver
Printed Name

Commission expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 4002 BURRUS STREET, NASHVILLE, TN 37216

NEW OWNER:
SHELLEY OSEAS
4002 BURRUS STREET
NASHVILLE, TN 37216

SEND TAX BILLS TO:
US BANK
PO BOX 790415
ST LOUIS, MO 63179

Legal Description – Exhibit A

Land in Davidson County, Tennessee, being Lot No. 1B on the Plan of Re-Division of Lot 1, Resubdivision Lot 12 of George Burrus Subdivision of Lot 81, Maple Home Tract of record in Plat at Instrument No. 20170801-0078216, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty deed from Steven G. Festa, Jr., a single man of record in Instrument No. 20210811-0108339 Register's Office for Davidson County, Tennessee, dated August 07, 2021 and recorded on August 11, 2021.