Karen Johnson Davidson County
Batch# 777016 DEEDWARR
12/20/2021 03:35:30 PM 5 pgs
Fees: $28.00 Taxes: $1,576.20
20211220-0168043

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 #:
087-01-0B-003.00-CO
File Number: 2111-TN-140374
Consideration: $426,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 8 day of December, 2021,

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

and the grantee, **Austin Maas and Pamela Maas-Garrels and Lindsay E. Mattson,**

, whose address is: 2109 Christina Ct, Hermitage, TN 37076

WITNESSETH: that for the sum of **Four Hundred Twenty Six Thousand Dollars and No Cents ($426,000.00)**

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: 2109 Christina Ct, Hermitage, TN 37076

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: Trevan 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 8 day of December, 2021.

GWINNETT COUNTY GEORGIA
CAMILLE YUEN
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 29, 2025

Camille Yuen
Notary Public

Camille Yuen
Printed Name

My commission expires: July 29, 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 $426,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Austin Maas

Pamela Maas-Garrels by Austin Maas, Attorney In Fact
Pamela Maas-Garrels by Austin Maas , Attorney In Fact

Lindsay E. Mattson
This instrument was acknowledged before me on this day 13th, of December, 2021 by Austin Maas and Pamela Maas-Garrels and Lindsay E. Mattson.

Notary Public

William Burton
Printed Name

Commission expires: 9/21/2024

WILLIAM BURTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Exhibit A
Legal Description

All that tract or Parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Plat for Monticello, a Cluster Lot Development, of record in Plat Instrument No. 20060328-0035050 and Revised Plat recorded in Plat Instrument No. 20060417-0043313, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Carmin Wolff and Bryan J. Wolff, Wife and Husband, as Joint Tenants with Rights of Survivorship recorded on November 2, 2021 in 20211102-0146553 in the Register's Office of Davidson County, TN.

Parcel ID No: 087-01-0B-003.00-CO

For information purposes only: 2109 Christina Ct, Hermitage, TN 37076

Mail Tax Statements to: **Austin Maas and Pamela Maas-Garrels**
2109 Christina Ct
Hermitage, TN 37076

New Owner's Address: **Austin Maas and Pamela Maas-Garrels**
2109 Christina Ct
Hermitage, TN 37076

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 12/8/2021.

Date

Affiant Signature

12/16/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 16 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