Karen Johnson Davidson County
Batch# 779106 DEEDWARRSP
12/23/2021 08:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,998.00
20211223-0169600

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 #:
181D10B08400CO
File Number: 2111-TN-141418
Consideration: $540,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 10 day of December, 2021,

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

and the grantee, **Abdul Halim Sawas and Hala Charif, husband and wife** , whose address is: 648 Sugar Mill Dr, Nashville, TN 37211

WITNESSETH: that for the sum of **Five Hundred Forty Thousand Dollars and No Cents ($540,000.00)**

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: 648 Sugar Mill Dr, Nashville, TN 37211

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: Herrie Joseph
Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Herrie 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 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 North Carolina)
ss
County of Wake)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $540,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

A. H. Sawas

Abdul Halim Sawas

Hala Charif

This instrument was acknowledged before me on this day 17, of December, 2021 by Abdul Halim Sawas and Hala Charif.

Notary Public

Brian N. Shreve

Printed Name

Commission expires: 9/27/2025

BRIAN N SHREVE
Notary Public - North Carolina
Wake County
My Commission Expires Sep 27, 2025

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Section Two Addition to Sugar Valley, a RSIO Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Wanji Williams and Lorna M. Williams, husband and wife recorded on October 5, 2021 in 20211005-0133988 in the Register's Office of Davidson County, TN.

Parcel ID No: 181010B08400CO

For information purposes only: 648 Sugar Mill Dr, Nashville, TN 37211

Mail Tax Statements to: **Abdul Halim Sawas and Hala Charif**
648 Sugar Mill Dr
Nashville, TN 37211

New Owner's Address: **Abdul Halim Sawas and Hala Charif**
648 Sugar Mill Dr
Nashville, TN 37211

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 12/10/2021.

Date

Affiant Signature

12/20/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 20 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