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# 779727 DEEDWARRSP
12/28/2021 09:14:30 AM 5 pgs
Fees: $28.00 Taxes: $1,797.83
20211228-0170264

Property Appraiser's Parcel ID #:
064120C21400CO
File Number: 2111-TN-140395
Consideration: $469,000.00

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, **Karen Ethridge and James Ethridge, wife and husband** , whose address is: 214 Lexington Way, Hermitage, TN 37076

WITNESSETH: that for the sum of **Four Hundred Sixty Nine Thousand Dollars and No Cents ($469,000.00)**

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: 214 Lexington Way, 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: Therrie Joseph

Name: Therrie Joseph

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Therrie 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.

LOGAN WEEKS
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
MY COMMISSION EXPIRES APRIL 20, 2025

Notary Public

Logan Weeks

Printed Name

My commission expires: 04/20/25

OATH OF CONSIDERATION

State of Tn)
ss
County of Wilson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $485,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

James Fred Ethridge Jr.

Karen H. Ethridge

Karen H. Ethridge

This instrument was acknowledged before me on this day 16th, of December,

2021 by James Fred Ethridge Jr. and Karen H. Ethridge.

Notary Public

Tracey Trumphour

Printed Name

Commission expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit A
Legal Description

Land located in Davidson County, Tennessee and being known and designated as all of Building Envelope 214 on the Plan of Lexington (Phase Two), of record in Plat Book 6250, Page(s) 340 and 341, 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 Joseph E. Robinson and Millita Billups Robinson recorded on September 15, 2021 in 20210915-0124049 in the Register's Office of Davidson County, TN.

Parcel ID No: 064120C21400CO

For information purposes only: 214 Lexington Way, Hermitage, TN 37076

Mail Tax Statements to:
214 Lexington Way
Hermitage, TN 37076

New Owner's Address:
214 Lexington Way
Hermitage, TN 37076

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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.

Tracey Trumphour
Affiant
Date: 12-10-2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 10th day of December, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY