Karen Johnson Davidson County
Batch# 781552 DEEDWARRSP
12/29/2021 03:11:30 PM 5 pgs
Fees: $28.00 Taxes: $1,846.30
20211229-0171397

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 #:
187050B01100CO
File Number: 2112-TN-141922
Consideration: $499,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 17 day of Dec, 2021,

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

and the grantee, **SFR JV-2 Property LLC** , whose address is: 15771 Red Hill Ave, Suite 100, Tustin, CA 92780

WITNESSETH: that for the sum of **Four Hundred Ninety Nine Thousand Dollars and No Cents ($499,000.00)**

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: 3308 Balfron Dr, LOT 11, Nashville, TN 37135

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: Herzie Joseph

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Herzie 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 17 day of December, 2021.

KATRINA D HARLAN
NOTARY PUBLIC
BARROW COUNTY, GA
MY COMMISSION EXPIRES
JUNE 20 2023

_____

Notary Public

Katrina Harlan

Printed Name

My commission expires: 6/20/23

OATH OF CONSIDERATION

State of N.C.)
ss
County of Mecklenburg)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $499,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SFR JV-2 Property LLC

By: William D. Richard, Vice President
This instrument was acknowledged before me on this day 21, of December,

2021 by SFR JV-2 Property LLC.

Notary Public

Jenny Viviana Loretto
Printed Name

Commission expires: 10/29/22

JENNY VIVIANA LORETTO
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
10.29.22

JENNY VIVIANA LORETTO
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
10

202112290171397

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of Revision One, Gene Smith Property, of record in Instrument No. 20170731-0077366, 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 Mahmoud Ahanj, a Single Man recorded on October 8, 2021 in 2021108-0135390 in the Register's Office of Davidson County, TN.

Parcel ID No: 187050B01100CO

For information purposes only: 3308 Balfron Dr, LOT 11, Nashville, TN 37135

Mail Tax Statements to: **SFR JV-2 Property LLC**
15771 Red Hill Ave, Suite 100
Tustin, CA 92780

New Owner's Address: **SFR JV-2 Property LLC**
15771 Red Hill Ave, Suite 100
Tustin, CA 92780

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 12/17/2021.

Date

Affiant Signature

12/22/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 22nd 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