Karen Johnson Davidson County
Batch# 781554 DEEDWARRSP
12/29/2021 03:12:30 PM 5 pgs
Fees: $28.00 Taxes: $1,054.50
20211229-0171399

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 #:
073-16-0A-145.00-CO
File Number: 2111-TN-141264
Consideration: $285,000.00

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, **Janice M. Sircy, a single woman** , whose address is: 145 Cumberland Trce, Nashville, TN 37214

WITNESSETH: that for the sum of **Two Hundred Eighty Five Thousand Dollars and No Cents ($285,000.00)**

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: 145 Cumberland Trce, Nashville, TN 37214

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: Bianca Gruffy

Name: Bianca Gruffy

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Bianca Gruffy 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 6 day of December, 2021.

KEZZIE JOSEPH NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 20, 2025

Notary Public

Printed Name

My commission expires: 4/20/25

OATH OF CONSIDERATION

State of TN)
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 $285,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Janice M. Sircy

This instrument was acknowledged before me on this day 22, of Dec, 2021 by Janice M. Sircy.

Notary Public

Louis N Ogiemudia

Printed Name

Commission expires: 9-6-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 145 as shown on the Plan of Cumberland Trace of record in Plat Book 5200, Page 700 and Book 5200, page 724 in the Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6218, Page 528, 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 Daniel C Urchell and Kathy L Urchell, Daniel C Urchell, trustee of the Revocable Living Trust of Daniel C Urchell and Kathy L Urchell, trustee of the Revocable Living Trust Kathy L Urchell, each as to an undivided 50% interest recorded on November 18, 2021 in 20211118-0153819 in the Register's Office of Davidson County, TN.

Parcel ID No: 073-16-0A-145.00-CO

For information purposes only: 145 Cumberland Trce, Nashville, TN 37214

Mail Tax Statements to: **Janice M. Sircy**
145 Cumberland Trce
Nashville, TN 37214

New Owner's Address: **Janice M. Sircy**
145 Cumberland Trce
Nashville, TN 37214

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 12/6/2021.

Date

Affiant Signature

12/22/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 22 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