Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT2112004a2

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# 781796 **DEEDWARRSP**
12/30/2021 10:43:08 AM 4 pgs
Fees: $23.00 Taxes: $1,535.13
20211230-0171726

Property Appraiser's Parcel ID #:
02512008200
File Number: 2112-TN-141747
Consideration: $414,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 22nd day of December, 2021,

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

and the grantee, **Wanda Kay Oldham and Christopher Edward Oldham, wife and husband** , whose address is: 115 Connor Dr, Goodlettsville, TN 37072

WITNESSETH: that for the sum of **Four Hundred Fourteen Thousand Nine Hundred Dollars and No Cents ($414,900.00)**

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: 115 Connor Dr, Goodlettsville, TN 37072

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: Shanice Ebolgbe

Name: Shanice Ebolgbe

Its: Authorized Signatory

State of GA)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Shanice Ebolgbe 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 22 day of December, 2021.

Samantha Phillips
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires May 27,2025

Samantha Phillips

Notary Public

Samantha Phillips

Printed Name

My commission expires: 05-27-2025

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section Two, Ranchwood Estates of record in Plat Book 3600, Page 67, 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 Nicholaus W. Cauley and Cassie M. Cauley, husband and wife recorded on August 17, 2021 in 20210817-0110901 in the Register's Office of Davidson County, TN.

Parcel ID No: 02512008200

For information purposes only: 115 Connor Dr, Goodlettsville, TN 37072

Mail Tax Statements to:
115 Connor Dr
Goodlettsville, TN 37072

New Owner's Address:
115 Connor Dr
Goodlettsville, TN 37072

OATH OF CONSIDERATION

State of TN)
ss
County of RUTHERFORD)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $414,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Christopher Oldham

Wanda Oldham

This instrument was acknowledged before me on this day 28TH of December, 2021 by Christopher Oldham and Wanda Oldham.

Patricia L Hurtt
Notary Public

Printed Name

Commission expires: 4.15.25

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY