Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE
Atlanta, GA 30346

Karen Johnson Davidson County
Batch# 782738 DEEDWARR
01/03/2022 10:40:30 AM 5 pgs
Fees: $28.00 Taxes: $973.10
20220103-0000303

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
5215 N O'Connor Blvd, Ste 1200
Irving, TX 75039

Property Appraiser's Parcel ID #:
160-14-0C-014.00-CO
File Number: 2111-TN-141399
Consideration: $263,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 16 day of December, 2021,

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

and the grantee, **Karen Chu, a single woman** , whose address is: 714 Fox Ridge Dr, Brentwood, TN 37027

WITNESSETH: that for the sum of **Two Hundred Sixty Three Thousand Dollars and No Cents ($263,000.00)**

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: 714 Fox Ridge Dr, Brentwood, TN 37027

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: Nate' Steinbecker
Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Nate' Steinbecker 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 16th day of December, 2021.

BRAELA BANKS NOTARY PUBLIC DOUGLAS COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 06, 2024

_____
Notary Public

Braela Banks
Printed Name

My commission expires: 12/6/24

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 $263,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Karen Chu

Karen Chu

This instrument was acknowledged before me on this day 22, of December, 2021 by Karen Chu.

Notary Public

Ann Stathos Donnell

Printed Name

Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No.714, On the Plan of Brentwood Trace Condominiums, Section II, of record in book 5200, Page 376 and 377, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Ashley R. Leech, a single man recorded on July 23, 2021 in 20210723-0099432 in the Register's Office of Davidson County, TN.

Parcel ID No: 160-14-0C-014.00-CO

For information purposes only: 714 Fox Ridge Dr, Brentwood, TN 37027

Mail Tax Statements to: **Karen Chu**
714 Fox Ridge Dr
Brentwood, TN 37027

New Owner's Address: **Karen Chu**
714 Fox Ridge Dr
Brentwood, TN 37027

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 12/16/2021.

Date

Affiant Signature

12/27/2021

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 27 day of December, 20 21.

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