Karen Johnson Davidson County
Batch# 783560 DEEDWARR
01/04/2022 09:17:30 AM 5 pgs
Fees: $28.00 Taxes: $939.43
20220104-0000954

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 #:
163-11-0B-094.00-CO
File Number: 2111-TN-140781
Consideration: $253,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 6 day of December, 2021,

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

and the grantee, **Brooke Harris, an unmarried woman** , whose address is: 316 Ash Forge Dr, Antioch, TN 37013

WITNESSETH: that for the sum of **Two Hundred Fifty Three Thousand Nine Hundred Dollars and No Cents ($253,900.00)**

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: 316 Ash Forge Dr, Antioch, TN 37013

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.

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 94, on the Plan of 2nd Revision, Section Four, Bell Forge Village, of record in Plat Book 6250, Page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Kathryn Ione Spurgeon, an unmarried person recorded on October 21, 2021 in 20211021-0141440 in the Register's Office of Davidson County, TN.

Parcel ID No: 163-11-0B-094.00-CO

For information purposes only: 316 Ash Forge Dr, Antioch, TN 37013

Mail Tax Statements to:
316 Ash Forge Dr
Antioch, TN 37013

New Owner's Address:
316 Ash Forge Dr
Antioch, TN 37013

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: Samantha Phillips

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

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

_____

Notary Public

Nate' Steinbecker

Printed Name

My commission expires: 7·28·2025

Nate Steinbecker
NOTARY PUBLIC
Hall County, GEORGIA
My Commission Expires 07/28/2025

OATH OF CONSIDERATION

State of Tennessee)
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 $253,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

~~Brooke Harris~~ Affiant

This instrument was acknowledged before me on this day 4, of December, 2021 by ~~Brooke Harris~~ Affiant.

Notary Public

Tabitha Hardin

Printed Name

Commission expires: 2/19/2024



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 6, 2021.

J. Carlton Drumwright

December 6, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 6, 2021.

Notary

My Commission Expires: 12/18/22

