Karen Johnson Davidson County
Batch# 785730 DEEDWARRSP
01/10/2022 10:17:30 AM 5 pgs
Fees: $28.00 Taxes: $962.00
20220110-0002495

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 #:
163050B07900CO
File Number: 2110-TN-139242
Consideration: $269,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 24 day of November, 2021,

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

and the grantee, **Matthew Z Huffer, a single person** , whose address is: 5170 Hickory Hollow Pkwy, Unit 248, Antioch, TN 37013

WITNESSETH: that for the sum of **Two Hundred Sixty ~~Nine~~ Thousand ~~Nine Hundred~~ Dollars and No Cents ~~($269,900.00)~~** $260,000.00 (MT) (MT) (MT)

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: 5170 Hickory Hollow Pkwy, Unit 248, 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.

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: Trevaris Wright
Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Trevaris Wright 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 24 day of NOV, 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

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 79 on the Plan of Phase II, Mill Park (formerly Hickory Hollow Townhomes), A Horizontal Property Regime (Private Element) of record in Plat Instrument No. 20000706-0066999, 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 Nathan Joseph Homer, a single man recorded on September 14, 2021 in 20210914-0122894 in the Register's Office of Davidson County, TN.

Parcel ID No: 163050B07900CO

For information purposes only: 5170 Hickory Hollow Pkwy, Unit 248, Antioch, TN 37013

Mail Tax Statements to:
5170 Hickory Hollow Pkwy, Unit 248
Antioch, TN 37013

New Owner's Address:
5170 Hickory Hollow Pkwy, Unit 248
Antioch, TN 37013

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Williamson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Matthew Z Huffer

This instrument was acknowledged before me on this day 13th of Dec 2021, 2021 by Matthew Z Huffer.

Notary Public

Dolores E Brown
Printed Name

Commission expires: 4/17/2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Tennessee Certification of Electronic Document

I, Chasity Petty, 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 11/24/2021 (date of document).

Chasity Petty
Affiant Signature

12/14/2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 14th day of December, 2021.

Ericka Waters
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

ERICKA GANNON WATERS
NOTARY PUBLIC
Sumner County, State of Tennessee
My Commission Expires 3/1/2025