Karen Johnson Davidson County
Batch# 788068 DEEDWARRSP
01/12/2022 10:13:30 AM 5 pgs
Fees: $28.00 Taxes: $1,579.90
20220112-0004091

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 #:
082 08 0 425.00
File Number: 2112-TN-142600
Consideration: $427,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 29TH day of DECEMBER, 2021,

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

and the grantee, **Benjamin Z Cart, a married man** , whose address is: 586 Neill Ave, Nashville, TN 37206

WITNESSETH: that for the sum of **Four Hundred Twenty Seven Thousand Dollars and No Cents ($427,000.00)**

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: 586 Neill Ave, Nashville, TN 37206

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 Georgia.)
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 29 day of December, 2021.

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

Kezzie Joseph
Notary Public

Kezzie Joseph
Printed Name

My commission expires: 4/20/25

Exhibit A
Legal Description

Being Lot No. 4 on the resubdivision of Lots 89, 90, 91, 92, 93 and 94, and part of Lot 88, Bransford Realty Company Subdivision, Love-McFerrin Tract, as of record in Plat Book 421, Page 52, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Jacqueline Starnes and Patrick T. Starnes, wife and husband recorded on July 14, 2021 in 20210714-0094792 in the Register's Office of Davidson County, TN.

Parcel ID No: 082 08 0 425.00

For information purposes only: 586 Neill Ave, Nashville, TN 37206

Mail Tax Statements to:
586 Neill Ave
Nashville, TN 37206

New Owner's Address:
586 Neill Ave
Nashville, TN 37206

OATH OF CONSIDERATION

State of Tennessee)
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 $427,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Benjamin Cart

This instrument was acknowledged before me on this day 4th of January, ~~2021~~ 2022 (BM) by Benjamin Cart.

Notary Public

J. Brandon Miller
Printed Name

Commission expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/05/2022 ____ (date of document).

Affiant Signature

01/05/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5th day of January, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025