Karen Johnson Davidson County
Batch# 790087 DEEDWARRSP
01/13/2022 02:58:30 PM 5 pgs
Fees: $28.00 Taxes: $1,749.73
20220113-0005396

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 #:
061-10-0D-006.00-CO
File Number: 2112-TN-141938
Consideration: $472,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 29 day of December, ~~2022~~, 2021

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

and the grantee, **Evan Brett Copper, a single man ,** whose address is: 785 Matthews Ave, Nashville, TN 37216

WITNESSETH: that for the sum of **Four Hundred Seventy Two Thousand Nine Hundred Dollars and No Cents ($472,900.00)**

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: 785 Matthews Ave, Nashville, TN 37216

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: 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

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 $472,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Evan Brett Copper

This instrument was acknowledged before me on this day 06, of Jan 2022 ~~2021~~ by Evan Brett Copper.

Notary Public

Louis N Ogiemudia SR
Printed Name

Commission expires: 9-6-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Curdwood Place, a Horizontal Property Regime, of record as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Curdwood Place, a Horizontal Property Regime with Private Elements, in Instrument No. 20190805-0077608 and amended in Instrument No. 20201020-0122253 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 Cannon and James I. Chapin Jr., married to each other recorded on November 29, 2021 in 20211129-0157491 in the Register's Office of Davidson County, TN.

Parcel ID No: 061-10-0D-006.00-CO

For information purposes only: 785 Matthews Ave, Nashville, TN 37216

Mail Tax Statements to: **Evan Brett Copper**
785 Matthews Ave
Nashville, TN 37216

New Owner's Address: **Evan Brett Copper**
785 Matthews Ave
Nashville, TN 37216

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 12/29/2021.

Date

Affiant Signature

01/07/2022

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 7 day of January, 2022.

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