Karen Johnson Davidson County
Batch# 792364 DEEDWARRSP
01/18/2022 02:21:30 PM 6 pgs
Fees: $33.00 Taxes: $1,147.00
20220118-0006919

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 #:
044090B02500CO
File Number: 2112-TN-141605
Consideration: $310,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 22 day of December, 2021,

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

and the grantee, **Anthony Longo Peairs and Yasmine Yadira Salas** , whose address is: 2129 Bayport Ave, Old Hickory, TN 37138

WITNESSETH: that for the sum of **Three Hundred Ten Thousand Dollars and No Cents ($310,000.00)**

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: 2129 Bayport Ave, Old Hickory, TN 37138

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: Travis Wright
Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Travis 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 22 day of December, 2021.

Samantha Phillips
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires May 27,2025

_____
Notary Public

Samantha Phillips
Printed Name

My commission expires: 05-27-2025

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 $310,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Anthony Longo Peairs

Yasmine Yadira Salas

This instrument was acknowledged before me on this day 30, of Dec,

2021 by Anthony Longo Peairs and ~~Yasmine Yadira Salas~~.

Notary Public

Louis Nosakhare Ogiemudia

Printed Name

Commission expires: 9-6-2022

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ALL PURPOSE ACKNOWLEDGMENT

A notary public officer or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document

State of California

County of Orange

On JANUARY 03, 2022 before me, SHILPA M. SHENOY, NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared, YASMINE YADIRA SALAS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal

Signature Shenoy

SHILPA M. SHENOY
COMM. # 2331672
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES AUG. 15, 2024

(SEAL)

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 25, Phase 1 on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-4462402 and 20200116-0005698, and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "Cl" and "C2" to the First Amendment of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Megan Williams and Erik Nathan Williams, wife and husband recorded on November 2, 2021 in 20211102-0146766 in the Register's Office of Davidson County, TN.

Parcel ID No: 044090B02500CO

For information purposes only: 2129 Bayport Ave, Old Hickory, TN 37138

Mail Tax Statements to: **Anthony Longo Peairs and Yasmine Yadira Salas**
2129 Bayport Ave
Old Hickory, TN 37138

New Owner's Address: **Anthony Longo Peairs and Yasmine Yadira Salas**
2129 Bayport Ave
Old Hickory, TN 37138

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 12/22/2021.

Date

Affiant Signature

1/12/2022

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 12 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