Karen Johnson Davidson County
Batch# 793365 DEEDWARRSP
01/20/2022 08:55:30 AM 5 pgs
Fees: $28.00 Taxes: $2,050.54
20220120-0007559

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 #:
172-05-0B-148.00-CO
File Number: 2112-TN-141745
Consideration: $554,200.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 21 day of December, 2021,

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

and the grantee, **Stella Kamm Mallinak and Kyle Christopher Mallinak, wife and husband ,** whose address is: 5941 Westheimer Dr, Brentwood, TN 37027

WITNESSETH: that for the sum of **Five Hundred Fifty Four Thousand Two Hundred Dollars and No Cents ($554,200.00)**

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: 5941 Westheimer Dr, Brentwood, TN 37027

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: Braelle Banks

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Braelle Banks 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 27 day of December, 2021.

CAMILLE YUEN
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES
JULY 29, 2025

Camille Yuen

Notary Public

Camille Yuen

Printed Name

My commission expires: July 29, 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 $554,200.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Stella K. Mallinak Date: 1/6/22
Stella Kamm Mallinak

Kyle Christopher Mallinak by Stella Kamm Mallinak, Attorney in Fact Date: 1/6/22
Kyle Christopher Mallinak by Stella Kamm Mallinak, Attorney in Fact

This instrument was acknowledged before me on this day 6th of January, 2022 by Stella Kamm Mallinak and Kyle Christopher Mallinak.

Notary Public

Ann Stathos Donnell
Printed Name

Commission expires: 09/02/24

STATE OF TENNESSEE NOTARY PUBLIC ANN STATHOS DONNELL DAVIDSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 34, on the Plan of Sterling Oaks, Phase III of record in Instrument No. 20001122-0115320, Register's Office for said County, to which Plan 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 Tammy R. Bullock and Tyler Bullock, Wife and Husband recorded on October 29, 2021 in 20211029-0145596 in the Register's Office of Davidson County, TN.

Parcel ID No: 172-05-0B-148.00-CO

For information purposes only: 5941 Westheimer Dr, Brentwood, TN 37027

Mail Tax Statements to: **Stella Kamm Mallinak and Kyle Christopher Mallinak**
5941 Westheimer Dr
Brentwood, TN 37027

New Owner's Address: **Stella Kamm Mallinak and Kyle Christopher Mallinak**
5941 Westheimer Dr
Brentwood, TN 37027

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 12/27/2021.

Date

Affiant Signature

1/6/2022
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 6 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