Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE
Atlanta, GA 30346

Karen Johnson Davidson County
Batch# 794343 DEEDWARRSP
01/24/2022 10:44:30 AM 5 pgs
Fees: $28.00 Taxes: $2,160.80
20220124-0008567

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
5215 N O'Connor Blvd, Ste 1200
Irving, TX 75039

Property Appraiser's Parcel ID #:
180-03-0A-037.00-CO
File Number: 2111-TN-141205
Consideration: $584,000.00

SPECIAL WARRANTY DEED

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

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

and the grantee, **Lee Patrick Santana Concepcion and Josephine Fabregas Concepcion, husband and wife** , whose address is: ,

WITNESSETH: that for the sum of **Five Hundred Eighty Four Thousand Dollars and No Cents ($584,000.00)**

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: 108 Stone Briar Court, Nashville, TN 37211

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: Trevani Wright

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Trevani 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 22nd 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

Exhibit A
Legal Description

Land in Davidson County, Tennessee, Being Lot No. 144, on the Plan of Section 1C, Stone Creek Park, of record in Plat Book 9700, Page 266, amended in Book 9700, Pages 469 and 470, Register's Office for said County, Tennessee, to which Plan reference is hereby made for a more complete description.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Cyrus L. Booker and Lillian Curvey Booker, husband and wife recorded on September 21, 2021 in 20210921-0126319 in the Register's Office of Davidson County, TN.

Parcel ID No: 180-03-0A-037.00-CO

For information purposes only: 108 Stone Briar Court, Nashville, TN 37211

Mail Tax Statements to:
108 Stone Briar Court
Nashville, TN 37211

New Owner's Address:
108 Stone Briar Court
Nashville, TN 37211

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 $584,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

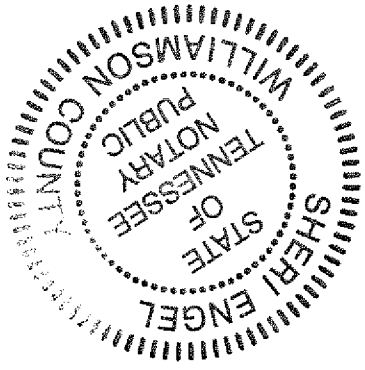
Jennifer Bennett
Affiant

This instrument was acknowledged before me on this 14th day of January, 2022.

Sheri Engel
Notary Public

Sheri Engel
Printed Name

Commission expires: 12-18-2023



I, Sheri Engel, 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 this 22nd day of December, 2021.

Sheri Engel

Dated 1/14/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 14th day of January, 2022.

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

