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

Karen Johnson Davidson County
Batch# 795806 DEEDWARRSP
01/26/2022 03:54:30 PM 5 pgs
Fees: $28.00 Taxes: $1,265.03
20220126-0009636

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

Property Appraiser's Parcel ID #:
08609002700
File Number: 2112-TN-142316
Consideration: $341,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 28 day of December, 2021,

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

and the grantee, **Salvador Cruz Pascual, an unmarried man** , whose address is: 3304 Dockside Dr, Hermitage, TN 37076

WITNESSETH: that for the sum of **Three Hundred Forty One Thousand Nine Hundred Dollars and No Cents ($341,900.00)**

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: 3304 Dockside Dr, Hermitage, TN 37076

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: Ihezzie Joseph

Name: Ihezzie Joseph
Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Ihezzie Joseph 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 28 day of December, 2021.

Nate Steinbecker
NOTARY PUBLIC
Hall County, GEORGIA
My Commission Expires 07/28/2025

Notary Public

Nate Steinbecker
Printed Name

My commission expires: 7·28·2025

Exhibit A
Legal Description

Being Lot No. 23, on the Plan of Lakeside Woods Estates, Section Three, as shown by Plat of record in Plat Book 7900, Page 218-220, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Whitney C Weaver and Matt B Weaver, wife and husband and wife recorded on October 22, 2021 in 20211022-0142439 in the Register's Office of Davidson County, TN.

Parcel ID No: 08609002700

For information purposes only: 3304 Dockside Dr, Hermitage, TN 37076

Mail Tax Statements to:
3304 Dockside Dr
Hermitage, TN 37076

New Owner's Address:
3304 Dockside Dr
Hermitage, TN 37076

OATH OF CONSIDERATION

State of TN)
ss
County of Sumner)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $341,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

~~Salvador Cruz Pascual~~ Kristen Traini

This instrument was acknowledged before me on this day 18th of January, 2022 2021 by Salvador Cruz Pascual.

Notary Public

Jennifer Russell
Printed Name

Commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/28/2021 (date of document).

Jennifer Russell
Affiant Signature

01/18/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of January 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

