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

Karen Johnson Davidson County
Batch# 796601 **DEEDWARRSP**
01/28/2022 10:36:15 AM 4 pgs
Fees: $23.00 Taxes: $1,132.20
20220128-0010368

Property Appraiser's Parcel ID #:
164050A01200CO
File Number: 2201-TN-143806
Consideration: $306,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 19 day of January, 2022,

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

and the grantee, **Michael Conroy***, whose address is: 4316 Summercrest Blvd # 712, Antioch, TN 37013
* and Wanetta Conroy, husband and wife

WITNESSETH: that for the sum of **Three Hundred Six Thousand Dollars and No Cents ($306,000.00)**

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: 4316 Summercrest Blvd # 712, Antioch, TN 37013

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.

D-VRES-22-4316-712

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: Kela Montgomery
Its: Authorized Signatory

State of Georgia)
SS
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Kela Montgomery 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 19 day of January, 2022.

TREVARIS WRIGHT NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 02, 2025

_____
Notary Public

Travaris Wright
Printed Name

My commission expires: 12.2.25

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 712 of Summer Glen Townhomes, Phase 2, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached to and shown as Exhibit 2, established by Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525, as amended by the First Supplement The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, Annexing Phase 2 Property, of record in Instrument No. 20181220-0123931 and amended by the First Amendment to The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190807-0078437, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declarations.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Lateesha Ward-Whitely and Keiara Ward-Whitely, Married, wife and husband Tenants in Common with Right of Survivorship recorded on January 3, 2022 in 20220103-0000428 in the Register's Office of Davidson County, TN.

Parcel ID No: 164050A01200CO

For information purposes only: 4316 Summercrest Blvd # 712, Antioch, TN 37013

Mail Tax Statements to:
4316 Summercrest Blvd # 712
Antioch, TN 37013

New Owner's Address:
4316 Summercrest Blvd # 712
Antioch, TN 37013

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 $306,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Stacey Palmer

This instrument was acknowledged before me on this day 26th of January, 2022 by Stacey Palmer

Notary Public

William E. Groves

Printed Name

Commission expires: 03/07/2023

