Karen Johnson Davidson County
Batch# 800216 DEEDWARRSP
02/04/2022 08:50:30 AM 5 pgs
Fees: $28.00 Taxes: $1,291.30
20220204-0013093

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 #:
135-14-0A-151.00-CO
File Number: 2112-TN-142604
Consideration: $349,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 28 day of December, ~~2022,~~ 2021

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

and the grantee, **Glenn McClain and Tara McClain, husband and wife as joint tenants, with rights of survivorship,** whose address is: 628 Rocky Mountain Parkway, Antioch, TN 37013

WITNESSETH: that for the sum of **Three Hundred Forty Nine Thousand Dollars and No Cents ($349,000.00)**

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: 628 Rocky Mountain Parkway, 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.

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: Herrie Joseph

Name: Herrie Joseph

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Herrie 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.

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 $349,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Glenn McClain

Glenn McClain

Tara McClain

Tara McClain

This instrument was acknowledged before me on this day 25th, of Jan.,

2022 by Glenn McClain and Tara McClain.

Karen R. Campbell

Notary Public

Karen R. Campbell

Printed Name

Commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Exhibit A
Legal Description

Land in Davidson County, Tennessee being Lot No. 151, Section 8, on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Book 6900, page 524, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description thereof.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Bobby Qualls and Jennifer Qualls, husband and wife recorded on June 21, 2021 in 20210621-0083500 in the Register's Office of Davidson County, TN.

Parcel ID No: 135-14-0A-151.00-CO

For information purposes only: 628 Rocky Mountain Parkway, Antioch, TN 37013

Mail Tax Statements to: **Glenn McClain and Tara McClain**
628 Rocky Mountain Parkway
Antioch, TN 37013

New Owner's Address: **Glenn McClain and Tara McClain**
628 Rocky Mountain Parkway
Antioch, TN 37013

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 12/28/2021.

Date

Affiant Signature

1/25/2022
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 25 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