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

Karen Johnson Davidson County
Batch# 801501 DEEDWARR
02/07/2022 03:24:30 PM 5 pgs
Fees: $28.00 Taxes: $1,572.50
20220207-0014056

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

Property Appraiser's Parcel ID #:
173-04-0A-092.00-CO
File Number: 2112-TN-142840
Consideration: $425,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 12 day of January, 2022,

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

and the grantee, **Michael A. Rose and Kayla Sherre Rose, husband and wife** , whose address is: 429 Barkley Court, Antioch, TN 37013

WITNESSETH: that for the sum of **Four Hundred Twenty Five Thousand Dollars and No Cents ($425,000.00)**

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: 429 Barkley Court, 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: _____

Name: Logan Weeks

Its: Authorized Signatory

State of GA)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Logan Weeks 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 12 day of January, 2022.

BIANCA GUITY
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JULY 22, 2025

Bianca Guity

Notary Public

Bianca Guity

Printed Name

My commission expires: July 22, 2025

Exhibit A
Legal Description

Land in Davidson County, Tennessee, Being Lot No. 92, on the Plan of Oak Highlands, Phase I, as shown by Plat of record in Plat Book 6900, Page 432-435, 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 Matthew R. Campbell and shelbie A. Maestas, husband and wife recorded on August 13, 2021 in 20210813-0109863 in the Register's Office of Davidson County, TN.

Parcel ID No: 173-04-0A-092.00-CO

For information purposes only: 429 Barkley Court, Antioch, TN 37013

Mail Tax Statements to:
429 Barkley Court
Antioch, TN 37013

New Owner's Address:
429 Barkley Court
Antioch, TN 37013

OATH OF CONSIDERATION

State of Tennessee)
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 $425,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Michael A. Rose

Kayla Sherre Rose

This instrument was acknowledged before me on this day 14th, of January, 2022 by Michael A. Rose and Kayla Sherre Rose.

Notary Public

BRANDON LIPPMAN

Printed Name

Commission expires: 7-17-23

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

Certificate of Authenticity

I, Christie Daniels, 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 January 12, 2022.

Date

Christie Daniels

Affiant Signature

January 27, 2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27th day of January, 20 22.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202202070014056