Karen Johnson Davidson County
Batch# 801545 DEEDWARR
02/07/2022 04:07:30 PM 5 pgs
Fees: $28.00 Taxes: $1,942.50
20220207-0014109

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 #:
090120Q01600CO
File Number: 2112-TN-142412
Consideration: **$525,000.00**

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 21 day of December, 2021,

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

and the grantee, **Jesse Ross and Shelley Ross, husband and wife as joint tenants, with rights of survivorship,** whose address is: 222 Croleywood Ln., Nashville, TN 37209

WITNESSETH: that for the sum of **Five Hundred Twenty Five Thousand Dollars and No Cents (525,000.00)**

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: 222 Croleywood Ln., Nashville, TN 37209

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: Bianca Gauthy

Name: Bianca Gauthy

Its: Authorized Signatory

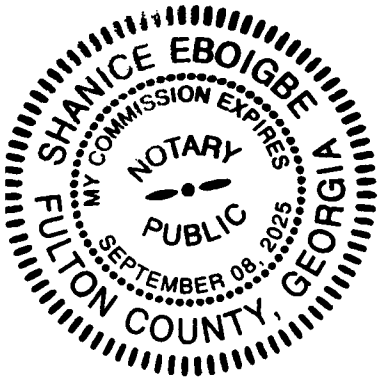
State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Bianca Gauthy 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 21 day of December, 2021.



Notary Public

Shanice Eboigbe

Printed Name

My commission expires: 09/08/25

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 $525,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Jesse Ross

Shelley Ross

This instrument was acknowledged before me on this day 26TH of JAN. 2022, ~~2021~~ by Jesse Ross and Shelley Ross.

Notary Public

CLARISSA BLAKE

Printed Name

Commission expires: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Exhibit A
Legal Description

Land situated in Davidson County, Tennessee, being Unit TH09, as established in Declaration of Covenants, Conditions and Restrictions for Charlotte Parkside, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161011-0107421, as amended in Instrument No. 20161017-0109431 and in Instrument No. 20180130-0009606, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from John West Bielstein, an unmarried man recorded on September 16, 2021 in 20210916-0124876 in the Register's Office of Davidson County, TN.

Parcel ID No: 090120Q01600CO

For information purposes only: 222 Croleywood Ln., Nashville, TN 37209

Mail Tax Statements to: **Jesse Ross and Shelley Ross**
222 Croleywood Ln.
Nashville, TN 37209

New Owner's Address: **Jesse Ross and Shelley Ross**
222 Croleywood Ln.
Nashville, TN 37209

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 12/21/2021.

Date

Affiant Signature

1/27/2022
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 27 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