Karen Johnson Davidson County
Batch# 802869 DEEDWARRSP
02/09/2022 01:46:30 PM 5 pgs
Fees: $28.00 Taxes: $1,724.20
20220209-0015108

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 #:
172030A01700CO
File Number: 2111-TN-140186
Consideration: $466,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 30 day of November, 2021,

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

and the grantee, **Simon Robinson and Khadijeh Iranpour, husband and wife,**

, whose address is: 1401 Cedarway Lane, Nashville, TN 37211

WITNESSETH: that for the sum of **Four Hundred Sixty Six Thousand Dollars and No Cents ($466,000.00)**

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: 1401 Cedarway Lane, Nashville, TN 37211

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: Nate' Steinbecker
Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Nate' Steinbecker 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 30 day of November, 2021.

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

_____
Notary Public

_____
Printed Name

My commission expires: July 22, 2025

Exhibit A
Legal Description

Land in Davidson County, Tennessee, Being Lot No. 17, on the Plan of The Woodlands, Phase I, Section I, of record in Plat Book 6900, page 498 and 499, Register's Office, Davidson County, Tennessee.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Ryan McCorduck, an unmarried man recorded on August 16, 2021 in 20210816-0109966 in the Register's Office of Davidson County, TN.

Parcel ID No: 172030A01700CO

For information purposes only: 1401 Cedarway Lane, Nashville, TN 37211

Mail Tax Statements to:
1401 Cedarway Lane
Nashville, TN 37211

New Owner's Address:
1401 Cedarway Lane
Nashville, TN 37211

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 $466,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SR
Simon Robinson

KI
Khadijeh Iranpour

This instrument was acknowledged before me on this day 14th of January, 2021 by Simon Robinson and Khadijeh Iranpour.

Kristian Booth
Notary Public

Kristian Booth
Printed Name

Commission expires: 9-2-24

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/31/2022 ____ (date of document).

Affiant Signature

01/31/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31 day of January, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025