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

Karen Johnson Davidson County
Batch# 806843 DEEDWARR
02/16/2022 11:37:30 AM 5 pgs
Fees: $28.00 Taxes: $1,438.93
20220216-0018083

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

Property Appraiser's Parcel ID #:
128120A08100CO
File Number: 2111-TN-139519
Consideration: $388,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 22 day of November, 2021,

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

and the grantee, **Robert Bomar and Saudym Beaumare, married,** whose address is: 320 Old Hickory Blvd, Apt 1406, Nashville, TN 37221

WITNESSETH: that for the sum of **Three Hundred Eighty Eight Thousand Nine Hundred Dollars and No Cents ($388,900.00)**

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: 320 Old Hickory Blvd, Apt 1406, Nashville, TN 37221

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: Trevan Wright

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Bianca Guity 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 22 day of November, 2021.

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 Unit No. 81, Building No. 14, on the plan of Section 14, Phase I A, Eagle Ridge at the Reserve Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et. seq. as amended, Tennessee code annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as supplemented and amended at by Supplement and Amendment No. 13 to the Master Deed, of record in Instrument No. 20020524-0063779, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set fourth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Paul K. Amartey, a Single Man, and Alejandra I. Hasbun, as Joint Tenants with Rights of Survivorship recorded on October 5, 2021 in 20211005-0133937 in the Register's Office of Davidson County, TN.

Parcel ID No: 128120A08100CO

For information purposes only: 320 Old Hickory Blvd, Apt 1406, Nashville, TN 37221

Mail Tax Statements to:
320 Old Hickory Blvd, Apt 1406
Nashville, TN 37221

New Owner's Address:
320 Old Hickory Blvd, Apt 1406
Nashville, TN 37221

OATH OF CONSIDERATION

State of TN)
ss
County of Rutherford)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $388,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Robert Bomar

Saudym Beaumare

This instrument was acknowledged before me on this day 3, of February, 2021 by Robert Bomar and Saudym Beaumare.

Notary Public

Linzie Hahn
Printed Name

Commission expires: 6/23/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/22/2021 (date of document).

Jennifer Russell
Affiant Signature

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this _____ day of February 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

