Karen Johnson Davidson County
Batch# 808495 DEEDWARRSP
02/18/2022 11:17:30 AM 5 pgs
Fees: $28.00 Taxes: $1,253.93
20220218-0019213

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 #:
051-15-0C-021.00-CO
File Number: 2111-TN-141466
Consideration: $338,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 4 day of February, 2022,

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

and the grantee, **Julian Webster, an unmarried man** , whose address is: 1520 Beaus Way, Madison, TN 37115

WITNESSETH: that for the sum of **Three Hundred Thirty Eight Thousand Nine Hundred Dollars and No Cents ($338,900.00)**

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: 1520 Beaus Way, Madison, TN 37115

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: Samantha Phillips

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____ 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 4 day of Feb, 2022.

_____

Notary Public

Logan Weeks

Printed Name

My commission expires: 04/20/25

LOGAN WEEKS NOTARY PUBLIC CHEROKEE COUNTY. GEORGIA MY COMMISSION EXPIRES APRIL 20, 2025

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 $338,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Julian Webster
Julian D. Webster

This instrument was acknowledged before me on this day 8, of February,
2022 by Julian D. Webster.

Tanya Stafford
Notary Public

Tanya Stafford
Printed Name

Commission expires: 2-14-2024



Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Walton Oaks Subdivision, Section 2, of record in Instrument No. 20030904-0128576, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Frank Scott Barrier, joined by his wife, and Erin Barrier recorded on November 12, 2021 in 20211112-0150766 in the Register's Office of Davidson County, TN.

Parcel ID No: 051-15-0C-021.00-CO

For information purposes only: 1520 Beaus Way, Madison, TN 37115

Mail Tax Statements to: **Julian D. Webster**
1520 Beaus Way
Madison, TN 37115

New Owner's Address: **Julian D. Webster**
1520 Beaus Way
Madison, TN 37115

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 02/04/2022.

Date

Affiant Signature

02/09/2022

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 9 day of February, 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