Karen Johnson Davidson County
Batch# 809842 DEEDWARRSP
02/23/2022 10:51:30 AM 5 pgs
Fees: $28.00 Taxes: $1,380.10
20220223-0020480

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 #:
07110020500
File Number: 2201-TN-143927
Consideration: $373,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 7th day of February, 2022,

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

and the grantee, **Christie Wax, a single woman as her sole and separate property** , whose address is: 1307 Katie Ave, Nashville, TN 37207

WITNESSETH: that for the sum of **Three Hundred Seventy Three Thousand Dollars and No Cents ($373,000.00)**

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: 1307 Katie Ave, Nashville, TN 37207

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: Kela Montgomery
Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Kela Montgomery 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 7th day of February, 2022.

_____
Notary Public

BRAELA BANKS
NOTARY PUBLIC
MY COMMISSION EXPIRES
DECEMBER 06, 2024
DOUGLAS COUNTY, GEORGIA

_____
Printed Name

My commission expires: 12/6/24

OATH OF CONSIDERATION

State of TN)
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 $373,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

X _____
Christie Wax

This instrument was acknowledged before me on this day 11, of Feb 2022 **2022 by Christie Wax.**

_____
Notary Public

Louis N Ogiemudia Sr
Printed Name

Commission expires: 9-6-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of J.B. Haynies Cumberland Heights, of record in Plat Book 57, Page 170, Register's Office for Davidson County, Tennessee, to which plan 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 Lasheika Edwards and Michael Hamilton, wife and husband recorded on October 5, 2021 in 20211005-0134005 in the Register's Office of Davidson County, TN.

Parcel ID No: 07110020500

For information purposes only: 1307 Katie Ave, Nashville, TN 37207

Mail Tax Statements to: **Christie Wax**
1307 Katie Ave
Nashville, TN 37207

New Owner's Address: **Christie Wax**
1307 Katie Ave
Nashville, TN 37207

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 02/07/2022.

Date

Affiant Signature

02/11/2022
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 11 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