Karen Johnson Davidson County
Batch# 812898 DEEDWARRSP
03/01/2022 10:46:30 AM 5 pgs
Fees: $28.00 Taxes: $1,461.50
20220301-0023011

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 #:
063160A05600CO
File Number: 2201-TN-144229
Consideration: $395,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 10 day of February, 2022,

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

and the grantee, **Rachael A. Barrans, an unmarried woman as tenant in severalty ,** whose address is: 777 Jaywood Dr, Old Hickory, TN 37138

WITNESSETH: that for the sum of **Three Hundred Ninety Five Thousand Dollars and No Cents ($395,000.00)**

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: 777 Jaywood Dr, Old Hickory, TN 37138

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: Logan Weeks

Its: Authorized Signatory

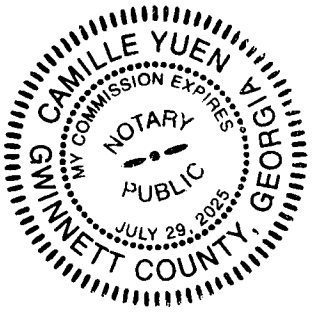
State of GA)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Logan Weeks 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 10 day of Feb., 2022.



Camille Yuen

Notary Public

Camille Yuen

Printed Name

My commission expires: 7/29/25

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 $395,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Rachael A. Barrans

Rachael A. Barrans

This instrument was acknowledged before me on this day 16, of February,

2022 by Rachael A. Barrans.

See below PT

Notary Public

Printed Name

Commission expires: 06/29/2024

State of Florida
County of DUVAL

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 16 (Date) day of February (Month), 2022 (Year)

by Rachael A. Barrans

PATRICIA TYLER, Notary Public - State of Florida
My Commission Expires 06/29/2024

☐ Personally Known ☑ Produced Identification
Type of Identification Produced N4 DL

PATRICIA TYLER
Notary Public - State of Florida
Commission # HH 16229
My Comm. Expires Jun 29, 2024
Bonded through National Notary Assn.

Exhibit A
Legal Description

Land in Davidson County, Tennessee, and being Lot No. 63 on the plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Page 550, 551, and 552 and Certificate of Correction of record in Book 7462, Page 445, and by an Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Patrick Brewer and Kristi Brewer, husband and wife recorded on September 14, 2021 in 20210914-0123440 in the Register's Office of Davidson County, TN.

Parcel ID No: 063160A05600CO

For information purposes only: 777 Jaywood Dr, Old Hickory, TN 37138

Mail Tax Statements to: **Rachael A. Barrans**
777 Jaywood Dr
Old Hickory, TN 37138

New Owner's Address: **Rachael A. Barrans**
777 Jaywood Dr
Old Hickory, TN 37138

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 02/10/2022.

Date

Affiant Signature

02/17/2022

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 17 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