Karen Johnson Davidson County
Batch# 814782 DEEDWARRSP
03/03/2022 11:28:30 AM 5 pgs
Fees: $28.00 Taxes: $1,387.50
20220303-0024344

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 #:
151090A28900CO
File Number: 2201-TN-144751
Consideration: $375,000.00

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, executed this 18 day of Feb, 2022,

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

and the grantee, **John B. Loesch, an unmarried man** , whose address is: 813 Kettering Close, Antioch, TN 37013

WITNESSETH: that for the sum of **Three Hundred Seventy Five Thousand Dollars and No Cents ($375,000.00)**

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: 813 Kettering Close, Antioch, TN 37013

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: Bianca Guity

Name: Bianca Guity
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 18 day of Feb, 2022.

KATRINA D HARLAN
NOTARY PUBLIC
BARROW COUNTY, GA
MY COMMISSION EXPIRES
JUNE
20
2023

Notary Public

Katrina D Harlan
Printed Name

My commission expires: 6/20/2023

**OATH OF CONSIDERATION**

State of Tennessee )
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 $375,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

John B. Loesch

John B. Loesch

This instrument was acknowledged before me on this day 22, of February, 2022 by John B. Loesch.

Monica G

Notary Public

Monica Greer

Printed Name

My Commission Expires
July 19, 2022

Commission expires:

MONICA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**Exhibit A**
**Legal Description**

Being Lot 289, as shown on the Final Plat of Phase 3, Section 2, Long Hunter Chase, of record in Instrument No. 20020926-0117442, 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 Tammy Aileen Cagle aka Tammy H Cagle, unmarried woman recorded on November 10, 2021 in 20211110-0149886 in the Register's Office of Davidson County, TN.

Parcel ID No: 151090A28900CO

**For information purposes only:** 813 Kettering Close, Antioch, TN 37013

Mail Tax Statements to: John B. Loesch
813 Kettering Close
Antioch, TN 37013

New Owner's Address: John B. Loesch
813 Kettering Close
Antioch, TN 37013

# 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 02/18/2022.

Date

Affiant Signature

02/22/2022

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 22 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