Karen Johnson Davidson County
Batch# 817358 DEEDWARRSP
03/08/2022 01:39:30 PM 5 pgs
Fees: $28.00 Taxes: $1,757.13
20220308-0026467

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 #:
084-01-0-090.00
File Number: 2201-TN-144333
Consideration: $474,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 14 day of Feb, 2022,

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

and the grantee, **Jake Tanner, an unmarried man** , whose address is: 830 Rose Park Dr, Nashville, TN 37206

WITNESSETH: that for the sum of **Four Hundred Seventy Four Thousand Nine Hundred Dollars and No Cents ($474,900.00)**

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: 830 Rose Park Dr, Nashville, TN 37206

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 14 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 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 $474,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Jake Tanner

This instrument was acknowledged before me on this day 25, of February 22, 2022 by Jake Tanner.

Notary Public

Printed Name

Commission expires: 3427

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Exhibit A
Legal Description

Being Lot No. 66, Plan of Rose Estates Section 1, as shown on plat of record in Plat Book 3600, Page 37 in the Registers Office, Davidson County, State of Tennessee, to which plat reference is hereby made for a more complete description of said property. The said Lot fronts 75 feet on the westerly side of Rose Park Drive and runs back 155 feet on the northerly line and 150 feet on the southerly line to a dead line in the rear on which it measures 75.22 feet.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Andrew Blayton and Elizabeth Blayton, husband and wife recorded on December 2, 2021 in 20211202-0159521 in the Register's Office of Davidson County, TN.

Parcel ID No: 084-01-0-090.00

For information purposes only: 830 Rose Park Dr, Nashville, TN 37206

Mail Tax Statements to: **Jake Tanner**
830 Rose Park Dr
Nashville, TN 37206

New Owner's Address: **Jake Tanner**
830 Rose Park Dr
Nashville, TN 37206

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 2/14/2022.

Date

Affiant Signature

2/25/2022
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 25 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