Karen Johnson Davidson County
Batch# 819293 DEEDWARRSP
03/10/2022 02:22:30 PM 5 pgs
Fees: $28.00 Taxes: $1,850.00
20220310-0027971

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 #:
07310005800
File Number: 2202-TN-144881
Consideration: $500,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 1st day of March, 2022,

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

and the grantee, **Mary A. Hudson, a widow** , whose address is: 2533 Mcginnis Dr, Nashville, TN 37216

WITNESSETH: that for the sum of **Five Hundred Thousand Dollars and No Cents ($500,000.00)**

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: 2533 Mcginnis Dr, Nashville, TN 37216

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: Travis Wright

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Travis Wright 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 01 day of March, 2022.

Samantha Phillips
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires May 27,2025

Samantha Phillips

Notary Public

Samantha Phillips

Printed Name

My commission expires: 05-27-2025

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 $500,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Mary A. Hudson

Mary A. Hudson

This instrument was acknowledged before me on this day 2nd, of March 2022 2022 by Mary A. Hudson.

Notary Public

Ann Stathos Donnell

Printed Name

Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of Moss Rose Estates of record in Plat Book 4860, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Sean Patterson, unmarried man recorded on September 17, 2021 in 20210917-0125378 in the Register's Office of Davidson County, TN.

Parcel ID No: 07310005800

For information purposes only: 2533 Mcginnis Dr, Nashville, TN 37216

Mail Tax Statements to: **Mary A. Hudson**
2533 Mcginnis Dr
Nashville, TN 37216

New Owner's Address: **Mary A. Hudson**
2533 Mcginnis Dr
Nashville, TN 37216

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 03/01/2022.

Date

Affiant Signature

03/02/2022
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 2 day of March, 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