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

Karen Johnson Davidson County
Batch# 822400 DEEDWARRSP
03/15/2022 09:57:14 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20220315-0029893

Property Appraiser's Parcel ID #:
07508016100
File Number: 2201-TN-144618
Consideration: $305,000.00

SPECIAL WARRANTY DEED

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

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

and the grantee, **Nina Marshall and Jackson Long** , whose address is: 684 Frankfort Dr, Hermitage, TN 37076

WITNESSETH: that for the sum of **Three Hundred Five Thousand Dollars and No Cents ($305,000.00)**

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: 684 Frankfort Dr, Hermitage, TN 37076

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: Kat Harlan

Its: Authorized Signatory

State of GA)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Kat Harlan 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 February 2022.

Nate Steinbecker
NOTARY PUBLIC
Hall County, GEORGIA
My Commission Expires 07/28/2025

_____
Notary Public

Nate' Steinbecker
Printed Name

My commission expires: 7.28.2025

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 $305,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Nina Marshall

Jackson Long

This instrument was acknowledged before me on this day 4, of March,

2022 by Nina Marshall and Jackson Long.

Notary Public

April G Nichols

Printed Name

Commission expires: 6-24-2023

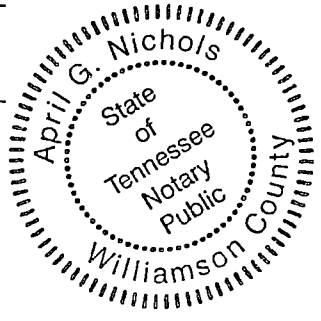


Exhibit A
Legal Description

Being Lot No. 529 on the plan of Tulip Grove Section 9, of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Abigail Hopkins aka Abigail Talley and Aidan Talley, wife and husband recorded on October 22, 2021 in 20211022-0141800 in the Register's Office of Davidson County, TN.

Parcel ID No: 07508016100

For information purposes only: 684 Frankfort Dr, Hermitage, TN 37076

Mail Tax Statements to:
684 Frankfort Dr
Hermitage, TN 37076

New Owner's Address:
684 Frankfort Dr
Hermitage, TN 37076