Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE
Atlanta, GA 30346

Karen Johnson Davidson County
Batch# 822592 DEEDWARRSP
03/15/2022 11:58:30 AM 5 pgs
Fees: $28.00 Taxes: $862.10
20220315-0030036

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
5215 N O'Connor Blvd, Ste 1200
Irving, TX 75039

Property Appraiser's Parcel ID #:
16216005900
File Number: 2202-TN-144955
Consideration: $233,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 28 day of February, 2022,

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

and the grantee, **Cameron D. Jones and Sarah Lai, husband and wife as joint tenants, with rights of survivorship,** whose address is: 1402 Bell Trace Dr, Antioch, TN 37013

WITNESSETH: that for the sum of **Two Hundred Thirty Three Thousand Dollars and No Cents ($233,000.00)**

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: 1402 Bell Trace Dr, 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: Samantha Phillips

Name: Samantha Phillips

Its: Authorized Signatory

State of Georgia)

ss

County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Samantha Phillips 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 28 day of February, 2022.

BRAELA BANKS NOTARY PUBLIC DOUGLAS COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 06, 2024

Notary Public

Braela Banks

Printed Name

My commission expires: 12/6/24

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 $233,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Cameron D. Jones

Sarah Lai

This instrument was acknowledged before me on this day 4TH, of MARCH, 2022 by Cameron D. Jones.

Notary Public as to Cameron D. Jones

Simone Reis

Printed Name

Commission expires: 11/07/2024

SIMONE REIS
Commission # 50116456
Notary Public, State of New Jersey
My Commission Expires
11/07/2024

This instrument was acknowledged before me on this day 3, of March, 2022 by Sarah Lai.

LaTonya S Smith

Notary Public as to Sarah Lai

LATONYA S SMITH

Printed Name

Commission expires: 08/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 67A, Section Two of the Plan of Hickory Park Villas, Lot 67, Zone Lot Division, as of record in Plat Book 6250, page 740, Register's Office for Davidson County, Tennessee, to which Plat referenced is hereby made for a more particular description of said property.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Allison Thompson, an unmarried woman recorded on January 24, 2022 in 20220124-0008667 in the Register's Office of Davidson County, TN.

Parcel ID No: 16216005900

For information purposes only: 1402 Bell Trace Dr, Antioch, TN 37013

Mail Tax Statements to: **Cameron D. Jones and Sarah Lai**
1402 Bell Trace Dr
Antioch, TN 37013

New Owner's Address: **Cameron D. Jones and Sarah Lai**
1402 Bell Trace Dr
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 2/28/2022.

Date

Affiant Signature

3/8/2022
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 8 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