Karen Johnson Davidson County
Batch# 826526 DEEDWARRSP
03/22/2022 02:59:30 PM 5 pgs
Fees: $28.00 Taxes: $1,417.10
20220322-0032972

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 #:
161-11-OF-002.00-CO
File Number: 2202-TN-145272
Consideration: $383,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 9 day of March, 2022,

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

and the grantee, **Dustin Denning and Carolyn Denning, husband and wife as joint tenants** , whose address is: 5770 Amalie Dr, Nashville, TN 37211

WITNESSETH: that for the sum of **Three Hundred Eighty Three Thousand Dollars and No Cents ($383,000.00)**

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: 5770 Amalie Dr, Nashville, TN 37211

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: Logan Weeks
Its: Authorized Signatory

State of GA)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Logan Weeks 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 9 day of March, 2022.

TREVARIS WRIGHT NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 02, 2025

_____
Notary Public

Trevaris Wright
Printed Name

My commission expires: 12.2.25

OATH OF CONSIDERATION

State of TENNESSEE)
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 $383,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Dustin Denning

Carolyn Denning

This instrument was acknowledged before me on this day 14TH, of MARCH,

2022 by Dustin Denning and Carolyn Denning.

Notary Public

CLARISSA BLAKE

Printed Name

Commission expires: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Exhibit A
Legal Description

Land in Davidson County, Tennessee, Being Unit 2, Townhomes of Brentwood, as shown on plat of record in Plat Book 9700, Page 990, as established under master deed of record in Book 11629, Page 850, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust in Warranty Deed recorded 10/8/2021 as Document 20211008-0135447, Register's Office of Davidson County, Tennessee.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by General Warranty Deed from Emily Swafford FKA Emily M. Clanton, a married woman recorded on October 8, 2021 in 20211008-0135447 in the Register's Office of Davidson County, TN.

Parcel ID No: 161-11-OF-002.00-CO

For information purposes only: 5770 Amalie Dr, Nashville, TN 37211

Mail Tax Statements to: **Dustin Denning and Carolyn Denning**
5770 Amalie Dr
Nashville, TN 37211

New Owner's Address: **Dustin Denning and Carolyn Denning**
5770 Amalie Dr
Nashville, TN 37211

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 3/9/2022.

Date

Affiant Signature

3/14/2022
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 14 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