Karen Johnson Davidson County
Batch# 830012 DEEDWARRSP
03/28/2022 01:35:30 PM 5 pgs
Fees: $28.00 Taxes: $1,415.62
20220328-0035651

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 #:
04306028300
File Number: 2202-TN-144900
Consideration: $382,600.00

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, **Eric J. Bonnichsen, an unmarried man, and Bryan F. Marchena, an unmarried man and McKenzie D. Jordan, an unmarried man** , whose address is: 553 Singer Dr, Madison, TN 37115

WITNESSETH: that for the sum of **Three Hundred Eighty Two Thousand Six Hundred Dollars and No Cents ($382,600.00)**

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: 553 Singer Dr, Madison, TN 37115

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 Gutty

Name: Bianca Gutty
Its: Authorized Signatory

State of Georgia)
ss
County of Fulton)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Bianca Gutty 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 Williamson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $382,600.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Eric J. Bonnichsen

Bryan F. Marchena

McKenzie D. Jordan

This instrument was acknowledged before me on this day 9, of March, 2022 by Eric J. Bonnichsen and Bryan F. Marchena and McKenzie D. Jordan.

Notary Public

Katherine Warren
Printed Name

Commission expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot 164 on the Plan of Madison Park, Section 7, of record in Book 4300, Page 84, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Said Lot No. 164 fronts 73.90 feet on the Northerly side of Singer Drive and extends back 136.1 feet on its Easterly line and 138.2 feet on its Westerly line to a dead line in the rebar on which it measures 58.9 feet.
Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Heidi Grace Powers and Jeremy N. Powers, Wife and Husband recorded on December 21, 2021 in 20211221-0168231 in the Register's Office of Davidson County, TN.

Parcel ID No: 04306028300

For information purposes only: 553 Singer Dr, Madison, TN 37115

Mail Tax Statements to:
553 Singer Dr
Madison, TN 37115

New Owner's Address:
553 Singer Dr
Madison, TN 37115

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/18/22 (date of document).

Jennifer L. Pennell

3/9/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of March, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

