WARRANTY DEED

Karen Johnson Davidson County
Batch# 620149 DEEDWARR
04/21/2021 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $895.77
20210421-0053400

STATE OF North Carolina
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES 12-30-2023
(AFFIX SEAL)

SIGNA FEITELGEORGE NOTARY PUBLIC CABARRUS COUNTY, NC My Comm. Expires 12/30/2023

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 2002 Richard Jones Road, Suite 306-C, Nashville, TN 37215

File No.: TN-21-03814

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zillow Homes Property Trust, a Delaware Statutory Trust	Zillow Homes Property Trust, a Delaware Statutory Trust	
(NAME)	(NAME)	
1301 2nd Ave. Seattle, WA 98101	1301 2nd Ave., Floor 31 Seattle, WA 98101	135-12-0E-310.00

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Two Thousand One Hundred And No/100 Dollars ($242,100.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SUSAN E. GRAF AND WAYNE GOODE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZILLOW HOMES PROPERTY TRUST, A DELAWARE STATUTORY TRUST**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 310, Tract No. 21 of Nashboro Village at Fairway Pointe, Phase Two, of record in Plat Book 4660, Page 159, and as shown on amendment to Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowner's Association, Inc., of record in Instrument 20050222-0018814, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Susan E. Graf, a single woman by Warranty deed from Edward M. Cerantonio, II, an unmarried man of record in Instrument No. 20190624-0060766 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 24, 2019.

Wayne Good joins in this conveyance for the purpose of conveying any marital interest he may have in the above described property

unimproved ☐
This is improved ☒ property, known as 2608 Nashboro Blvd, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

SUBJECT ONLY TO the permitted exceptions identified on the Title Insurance Policy procured by Grantee in connection with this transaction.

Witness Susan E. Graf and Wayne Goode, wife and husband this 19th day of April, 2021.

Susan E. Graf

Wayne Goode

STATE OF TENNESSEE
COUNTY OF Cheatham

On this 19th day of April, 2021, before me personally appeared Susan E. Graf and Wayne Goode, wife and husband to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 19th day of April, 2021.

Commission Expires: My Commission Expires
September 2, 2024

Notary Public

ANDY MCQUISTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Brittany N Counts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brittany N Counts

State of North Carolina

County of Mecklenburg

Personally appeared before me, Signa Eitelgeorge (name of notary), a notary public for this county and state, Brittany N Counts (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Signa Eitelgeorge

Notary Signature

My commission expires: 12-30-2023

Notary Seal (if on paper):

SIGNA EITELGEORGE NOTARY PUBLIC CABARRUS COUNTY, NC My Comm. Expires 12/30/2023