Karen Johnson Davidson County
Batch# 626867 DEEDWARR
04/30/2021 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $987.53
20210430-0058188

**WARRANTY DEED**

SHANNON ZICCARDI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE )
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 05/16/2023
(AFFIX SEAL)

My Commission Expires
May 16, 2023

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

File No.: TN-21-03910

| 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.<br>Seattle, WA 98101 | 1301 2nd Ave., Floor 31<br>Seattle, WA 98101 | 050-03-0B-179.00-CO |

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty-Six Thousand Nine Hundred And No/100 Dollars ($266,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARCUS GIOVANNI PERRY AND ASHLEY PERRY, HUSBAND AND WIFE,** 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 Lot No. 92 on the Plan of Final Plat of Mulberry Downs, Phase 1B of record in Plat Book 7900, Page 740, and Amended Plat Book 7900 Page 818, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marcus Giovanni Perry and wife, Ashley Perry by Warranty deed from Reuben Young and Chidi Young , husband and wife of record in Instrument No. 20141217-0115210 Register's Office for Davidson County, Tennessee, dated December 12, 2014 and recorded on December 17, 2014.

unimproved ☐
This is improved ☒ property, known as 1815 Apple Valley Cir, Nashville, TN 37207
(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 Marcus Giovanni Perry and Ashley Perry, husband and wife this 29 day of April 2021.

Marcus Giovanni Perry

Ashley Perry

STATE OF TENNESSEE
COUNTY OF Williamson

On this 29 day of April, 2021, before me personally appeared Marcus Giovanni Perry and Ashley Perry, husband and wife 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~~ Williamson (FE) County, Tennessee this 29 day of April, 2021.

Commission Expires: 05/16/2023

Notary Public

My Commission Expires
May 16, 2023

SHANNON ZICCARDI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

## True Copy Certification

I, Danielle Chandler, 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.

State of Tennessee

County of Williamson

Personally appeared before me, Kathryn M. Cassidy (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

K Cassidy

Notary Signature

My commission Expires: _____

Notary Seal

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024