Karen Johnson Davidson County
Batch# 635849 DEEDWARRSP
05/13/2021 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,020.46
20210513-0064909

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,800.00.

Dorothy C Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2021.

D. Lee McGahey
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires
November 6, 2024

D. LEE MCGAHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

File No.: TN-21-03909

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) 1301 2nd Ave. Seattle, WA 98101	(NAME) 1301 2nd Ave., Floor 31 Seattle, WA 98101	136-06-0-034.00

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand Eight Hundred And No/100 Dollars ($275,800.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT RYAN AND DOROTHY C. RYAN, 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. 237 on the Plan of Priest Lake Park Subdivision, Section 5 of record in Plat Book 4460, Page (s) 174 through 176, inclusive, 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 Robert Ryan and Dorothy C. Ryan, husband and wife by Warranty deed from John Kent Howard, unmarried of record in Instrument No. 20070529-0063583 Register's Office for Davidson County, Tennessee, dated May 24, 2007 and recorded on May 29, 2007.

unimproved ☐
This is improved ☒ property, known as 3509 Colony Point W, 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 Robert Ryan and Dorothy C. Ryan, husband and wife this 11th day of May, 2021.

Robert Ryan

Dorothy C. Ryan

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of May, 2021, before me personally appeared Robert Ryan and Dorothy C. Ryan, 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~~ County, Tennessee this 11th day of May, 2021.

My Commission Expires
Commission Expires: November 6, 2024

D. LEE MCGAHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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.

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.

Notary Signature

My commission Expires: 12-30-2023

Notary Seal (if on paper)

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