Karen Johnson Davidson County
Batch# 636014 DEEDWARR
05/14/2021 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,895.51
20210514-0065102

WARRANTY DEED

DANA LOGGINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires September 18, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/18/23
(AFFIX SEAL)

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

File No.: TN-21-04222

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	072-14-0J-001.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twelve Thousand Three Hundred And No/100 Dollars ($512,300.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JARED JACK LYNCH AND GINA MARIA CELLA, 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 Unit A on the Plan of Declaration of Covenants, Conditions and Restrictions for 1516 Straightway Avenue, a Horizontal Property Regime with Private Elements, as shown as Exhibit "B" of record in Instrument Number 20140422-0033874, 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 Jared Jack Lynch and Gina Maria Cella, husband and wife by Warranty deed from D218, LLC of record in Instrument No. 20150218-0014179 Register's Office for Davidson County, Tennessee, dated February 10, 2015 and recorded on February 18, 2015.

unimproved ☒
This is improved ☐ property, known as 1516A Straightway Ave, Nashville, TN 37206
(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 Jared Jack Lynch and Gina Maria Cella, husband and wife this 4 day of May, 2021.

Jared Jack Lynch

Gina Maria Cella

STATE OF TENNESSEE
COUNTY OF Williamson

On this 4 day of May, 2021, before me personally appeared Jared Jack Lynch and Gina Maria Cella, 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 (FD) County, Tennessee this 4 day of May, 2021.

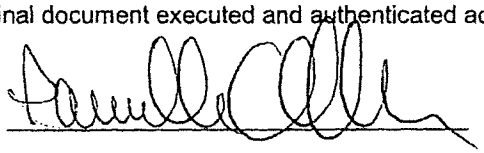
Commission Expires: 9/18/23

Notary Public

DANA LOGGINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires September 18, 2023

True Copy Certification

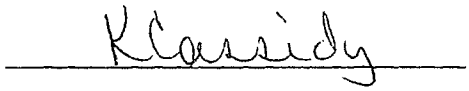
I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



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.



Notary Signature

My commission Expires: _____

Notary Seal

