WARRANTY DEED

Karen Johnson Davidson County
Batch# 649089 DEEDWARR
06/03/2021 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.74
20210603-0074669

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-30-2023

(AFFIX SEAL)

SIGNA EVELEIGH GEORGE 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-21-03617

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	142-09-0D-222.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty Thousand Two Hundred And No/100 Dollars ($350,200.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PAUL SINGH KAHLON, A SINGLE MAN**, 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. 8542, on the Plan of River Plantation, Section X, Phase II C, together with Carport 8542-C, of record in Book 9700, Pages 143 & 144; amended in Book 9700, Pages 186 & 187, as shown on the Master Deed for River Plantation, Section 10, Phase One, of record in Book 9394, Page 598; Book 9780, Page 284; Book 9669, Page 111; Book 10024, Page 409; Book 10136, Page 708; Book 10417, Page 348; and Instrument No. 20081203-0117317, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul Singh Kahlon (a/k/a Paul Kahlon) by Quitclaim deed from Prem Kahlon of record in Instrument No. 20200227-0021947 Register's Office for Davidson County, Tennessee, dated February 20, 2020 and recorded on February 27, 2020.

unimproved ☐
This is improved ☒ property, known as 8542 Sawyer Brown Rd, Nashville, TN 37221
(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 Paul Singh Kahlon, a single man this 28 day of May, 2021.

Paul Singh Kahlon by Tracy Taylor as Attorney in Fact
Paul Singh Kahlon, by Tracy Taylor, as Attorney in Fact

State of Kansas

County of McPherson

I, Kristi Hays, a Notary Public in and for said County and State, do hereby certify that **Tracy Taylor**, Attorney-in-Fact for Paul Singh Kahlon, personally appeared before me this day, and being by me duly sworn, says that (s)he executed the foregoing and annexed instrument for and in behalf of Paul Singh Kahlon and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded contemporaneously herewith in the Office of the Register of Deeds for Davidson County, Tennessee and that this instrument was executed under and by virtue of the authority given by said instrument granting his/her power of attorney; that the said **Tracy Taylor**, Attorney-in-Fact, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Paul Singh Kahlon. Therefore, let the said instrument, together with this certificate, be registered.

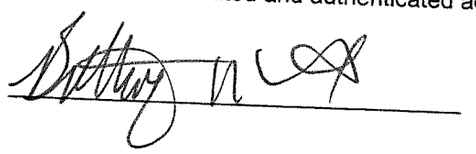
WITNESS my hand and official stamp or seal, this the 28th day of May, 2021.

KRISTI HAYS
Notary Public - State of Kansas
My Appt. Expires 4-22-2024

Kristi Hays
Notary Public:
My Commission Expires: 4-22-2024

True Copy Certification

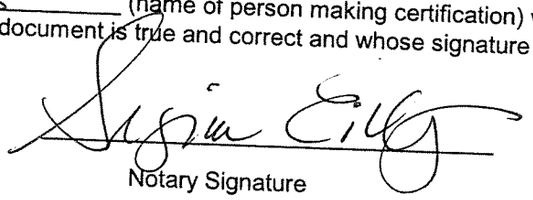
I, Brittany N Counts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



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 (on paper)

