Karen Johnson Davidson County
Batch# 657559 DEEDWARRSP
06/16/2021 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $913.90
20210616-0080897

SPECIAL WARRANTY DEED	STATE OF ~~TENNESSEE~~ North Carolina COUNTY OF Mecklenburg THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2021. Notary Public MY COMMISSION EXPIRES: 12-30-2023 (AFFIX SEAL)

SIGNA FITELGEORGE 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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jamesha Brown 4316 Summercrest Blvd Apt 1010 Antioch, TN 37013	Jamesha Brown 4316 Summercrest Blvd Apt 1010 Antioch, TN 37013	164-05-0A-059.00-CO

For and in consideration of the sum of Two Hundred Forty-Seven Thousand And No/100 Dollars ($247,000.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Zillow Homes Property Trust, a Delaware Statutory Trust, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jamesha Brown, unmarried woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1010 of Summer Glen Townhomes, Phase 2, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached to and shown as Exhibit 2, established by Declaration of Covenants, Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525 as amended by the First Supplement The Declaration of Covenants, Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, Annexing Phase 2 Property, of record in Instrument No. 20181220-0123931 and amended by the First Amendment to The Declaration of Covenants, Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190807-0078437, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declarations.

Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty deed from James Williamson, a single person of record in Instrument No. 20210503-0058921 Register's Office for Davidson County, Tennessee, dated April 28, 2021 and recorded on May 03, 2021.

This conveyance is SUBJECT TO all current taxes and assessments, reservations in patents, easements,
rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other

or physical inspection of the Property; and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property.

This is unimproved ☐ improved ☒ 4316 Summercrest Blvd Apt 1010, Antioch, TN 37013

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 11 day of June, 2021.

Zillow Homes Property Trust, a Delaware Statutory Trust

By: Signpost Homes, Inc.
Its: Titling Trust Administrator

By: Samantha Phillips
Name: Samantha Phillips
Its: Authorized Signatory

State of Georgia
County of Fulton

I, Kezzie Joseph, a Notary Public for the said County and State, do hereby certify that Samantha Phillips personally appeared before me this day and acknowledged that (s)he is the Authorized Signatory of Zillow Homes Property Trust, a Delaware Statutory Trust, and that by authority duly given and as the act of such entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 11 day of June, 2021.

Kezzie Joseph Notary Public

Kezzie Joseph
Notary's Printed or Typed Name

My Commission Expires:
4/20/25

KEZZIE JOSEPH NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 20, 2025

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