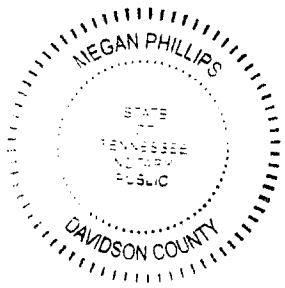
Karen Johnson Davidson County
Batch# 657563 DEEDWARR
06/16/2021 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $719.28
20210616-0080907

WARRANTY DEED



STATE OF TENNESSEE/
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,400.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL) My Commission Expires September 2, 2024

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

File No.: TN-21-03154

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	181-02-0A-048.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Ninety-Four Thousand Four Hundred And No/100 Dollars ($194,400.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JULIE CHRISTY, A MARRIED WOMAN AND JENNIFER COOK, AN UNMARRIED WOMAN**, 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 No. B-6 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Jennifer Cook a/k/a Jennifer B. Cook and Julie Christy by Quitclaim Deed from Robert Michael Morrison. Jr.. and Mark Webster Morrison, dated May 4, 2021 and of record in Instrument No. 20210616008090 6 Register's Office for Davidson County, Tennessee. Said Quitclaim Deed was made to correct an error referenced below.

Also being the same property conveyed to Carol A. Burke, unmarried by Warranty deed from Robert Morrison, unmarried of record in Instrument No. 20110307-0017749 Register's Office for Davidson County, Tennessee, dated February 28, 2011 and recorded on March 07, 2011. (Value of consideration shown in aforementioned deed $124,250.00.) Carol A. Burke died on November 26, 2020. Her Will was probated for Muniment of Title and an Order Probating Last Will and Testament for Muniment of Title Only was entered in the Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee, Davidson County (Probate Division). in Docket No. 21P489 and recorded as Instrument Number 20210616008090 3 Register of Deed's Office for Davidson County, Tennessee. The Last Will and Testament of Carol A. Burke is recorded as Instrument No. 20210616008090 4, Register of Deed's Office for Davidson County, Tennessee, and bequeaths the property to Jennifer Cook and Julie Jones. Julie Jones is now known as Julie Christy.

Also being the same property conveyed to Robert Morrison and Saundra K. Morrison, both unmarried persons, by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20080626-0065992, Register's Office for Davidson County, Tennessee, dated June 25, 2008 and recorded on June 26, 2008. (Value of consideration shown in aforementioned deed

$129,578.00.) Said Robert Morrison and Saundra K. Morrison were divorced at the time they obtained title to the property and said Robert Morrison is also known as Robert Morrison, Sr., as attested to by the Affidavit of record as Instrument No 202106160080905, Register's Office for Davidson County, Tennessee. Saundra K. Morrison died on September 22, 2009, and her estate was probated in Docket No. 09P-1548, Davidson County, Tennessee, Seventh Circuit Court (Probate Division). Her death was prior to that of the above referenced conveyance Robert Morrison, Sr., made to Carol A. Burke. Saundra K. Morrison was unmarried at the time of her death. Per the Last Will and Testament of Saundra K. Morrison a/k/a Saundra Keel Morrison a/k/a Saundra Morrison, at the time of her death her interest in the property vested in her two sons Robert Michael Morrison, Jr., and Mark Webster Morrison. The Quitclaim Deed referenced above was made to correct the error that the interests of Saundra Morrison's two sons was never conveyed.

This property was never the primary principal residence of either grantor.

unimproved ☐
This is improved ☒ property, known as 8221 Lenox Creekside Dr Unit 6, Antioch, TN 37013
(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 Julie Christy, a married woman and Jennifer Cook, an unmarried woman this 4 day of June 2021.

Julie Christy

Jennifer Cook

STATE OF TENNESSEE
COUNTY OF Williamson

On this 4 day of June, 2021, before me personally appeared Julie Christy, a married woman and Jennifer Cook, an unmarried woman 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 County, Tennessee this 4 day of June, 2021.

Commission Expires: _____

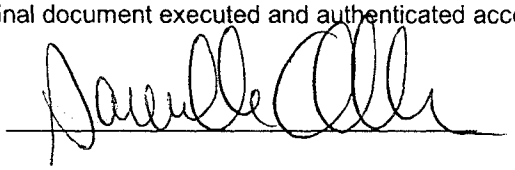
Notary Public

MEGAN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
September 2, 2024

True Copy Certification

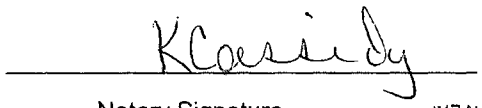
I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



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

