Karen Johnson Davidson County
Batch# 657572 DEEDWARRSP
06/16/2021 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $743.70
20210616-0080917

SPECIAL WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-30-2023
(AFFIX SEAL)

SIGNATURE 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)
Delia Morgan 5170 Hickory Hollow Pkwy, Unit 933 Antioch, TN 37013	Delia Morgan 5170 Hickory Hollow Pkwy, Unit 933 Antioch, TN 37013	163-05-0A-933.00-CO

For and in consideration of the sum of Two Hundred One Thousand And No/100 Dollars ($201,000.00), 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 Delia Morgan, 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 Lot No. 933 on the Plan of Phase IV, Milk Park Commons a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Law for Mill Park Homeowners Association, Inc. annexing Phase IV, (Mill Park Commons), and additional property to be developed in the Future for Mill Park Townhomes, of record in Instruments No. 20051128-0143120, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Lot, as set forth in said Supplement to Declaration of Covenants. Reference is hereby made to the plan of Phase IV, Mill Park Commons, as shown on Exhibit "B" to the Supplement to Declaration of Covenants of record in Instrument No. 20051128-0143120, for a more complete identification and description of said Lot.

Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Special Warranty deed from Asa T. Briggs of record in Instrument No. 20210506-0060645 Register's Office for Davidson County, Tennessee, dated April 15, 2021 and recorded on May 6, 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 matters as may appear of record; all matters that would be disclosed by an accurate ALTA/ACSM survey 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 ☒ 5170 Hickory Hollow Pkwy, Unit 933, 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 7 day of June, 2021.

Zillow Homes Property Trust, a Delaware Statutory Trust

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

By: [signature]
Name: Kezzie Joseph
Its: Authorized Signatory

State of Georgia
County of Fulton

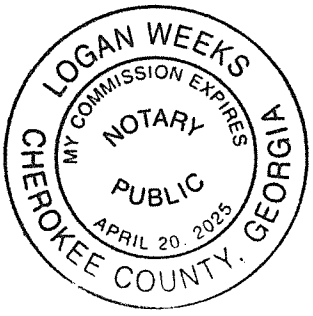
I, Logan Weeks, a Notary Public for the said County and State, do hereby certify that Kezzie Joseph personally appeared before me this day and acknowledged that (s)he is the Authorized Signatory of Zillow Homes Property Trust, a Delaware Statutory Trust, and that by authority duly given and as the act 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 7 day of June, 2021.

[signature]
Notary Public

Logan Weeks
Notary's Printed or Typed Name

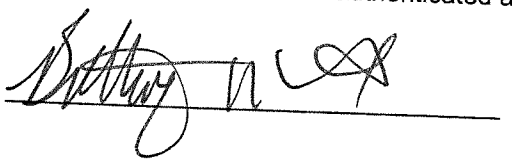
My Commission Expires:

04/20/25



True Copy Certification

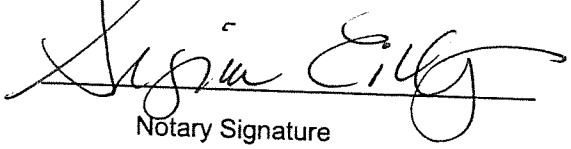
I, Brittany N Counts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



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 (Electronic/paper)

