Karen Johnson Davidson County
Batch# 661454 DEEDWARRSP
06/22/2021 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $616.79
20210622-0083815

SPECIAL WARRANTY DEED	STATE OF ~~TENNESSEE~~ North Carolina COUNTY OF Mecklenburg THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,700.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2021. Notary Public MY COMMISSION EXPIRES: 12-30-2023 (AFFIX SEAL) SIGNATURE GEORGE NOTARY My Comm. Expires 12/30/2023 PUBLIC CABARRUS COUNTY, NC

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)
Tamara L Webb 227 Ellington Place Madison, TN 37115	Tamara L Webb 227 Ellington Place Madison, TN 37115	051-10-0B-070.00-CO

For and in consideration of the sum of One Hundred Sixty-Six Thousand Seven Hundred And No/100 Dollars ($166,700.00), 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, SPH Property Three, LLC, a Delaware Limited Liability Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Tamara L Webb, single 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. 227, on the plan of Ellington Place Condominiums of the Master Deed of record in Book 6984, Page 84, Register's Office for said County, to which reference is here made for a more particular description, and being part of land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, Page 829, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to SPH Property Three, LLC, a Delaware Limited Liability Company by Warranty deed from Synergy Investing, LLC, a Georgia Limited Liability Company of record in Instrument No. 20210222-0021177 Register's Office for Davidson County, Tennessee, dated February 16, 2021 and recorded on February 22, 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 ☒ 227 Ellington Place, Madison, TN 37115

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 16th 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 SPH Property Three, LLC, a Delaware Limited Liability Company, 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 16th 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, 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.

KCassidy

Notary Signature

My commission Expires: _____

Notary Seal

STATE OF TENNESSEE NOTARY PUBLIC KATHRYN MICHELLE CASSIDY DAVIDSON COUNTY MY COMMISSION EXPIRES 9-2-2024