Karen Johnson Davidson County
Batch# 668958 DEEDWARR
06/30/2021 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $852.48
20210630-0088871

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires
September 2, 2024

MEGAN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

File No.: TN-21-05997

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)	(NAME)	
1301 2nd Ave. Seattle, WA 98101	1301 2nd Ave., Floor 31 Seattle, WA 98101	162-12-0B-063.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty Thousand Four Hundred And No/100 Dollars ($230,400.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RICHARD KYLE HAYWORTH AND WIFE, REBECCA PIERCE HAYWORTH**, 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. 17-C, of Tract II on the Plan of Final Plat, Villas at Belle Parke, Phase II, a Horizontal Property Regime, of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20040218-0018915 to which reference is hereby made for a more complete Legal Description.

Being the same property conveyed to Richard Kyle Hayworth and wife, Rebecca Pierce Hayworth by Quitclaim deed from Rebecca Pierce Hayworth of record in Instrument No. 20180504-0042910 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on May 04, 2018.

Being the same property conveyed to Rebecca Pierce Hayworth, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20120306-0019379 Register's Office for Davidson County, Tennessee, dated February 23, 2012 and recorded on March 06, 2012.

unimproved ☐
This is improved ☒ property, known as 1345 Bell Rd Unit 428-17C, 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 Richard Kyle Hayworth and wife, Rebecca Pierce Hayworth this 30 day of JUNE, 2021.

Richard Kyle Hayworth

Rebecca Pierce Hayworth

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30 day of JUNE 2021, before me personally appeared Richard Kyle Hayworth and wife, Rebecca Pierce Hayworth 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 County, Tennessee this 30 day of JUNE, 2021.

Commission Expires: _____

My Commission Expires
September 2. 2024

Notary Public

MEGAN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Wessley Inscoe, 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.

Wessley Inscoe

State of Tennessee

County of Williamson

Personally appeared before me, Danielle Chandler (name of notary), a notary public for this county and state, Wessley Inscoe (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: 4-10-2022

Notary Seal (if on paper)

