Karen Johnson Davidson County
Batch# 685295 DEEDWARR
07/28/2021 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $847.30
20210728-0101699

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-10-2022
(AFFIX SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 10, 2022

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

File No.: TN-21-02266

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	164-05-0A-038.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Nine Thousand And No/100 Dollars ($229,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TONYA D. ALLEN AND KABRIEA ALLEN**, 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. 824 on the Plan of Summer Glen Townhomes, Phase 2, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached as Exhibit "B" to and 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, 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 Declaration.

Being the same property conveyed to Tonya D. Allen, unmarried, and KaBriea Allen, unmarried, tenants in common with right of survivorship by Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20191101-0112490 Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 01, 2019, and as corrected by Scrivener's Affidavit recorded on November 20, 2019 in Instrument No. 20191120-0119791.

Being the same property conveyed to _____ by _____ in an instrument dated _____ and recorded _____ in _____.

unimproved ☐
This is improved ☒ property, known as 4316 Summercrest Blvd Apt 824, 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 Tonya D. Allen and KaBriea Allen this 27 day of July 2021.

Tonya D. Allen

KaBriea Allen

STATE OF TENNESSEE
COUNTY OF Williamson

On this 27 day of July 2021, before me personally appeared Tonya D. Allen and KaBriea Allen 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 27 day of July 2021.

Commission Expires: 4-10-2022

Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, **PENNY Y. RAY**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 27 day of July, 2021.

Penny Y. Ray | Escrow Assistant

July 27, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, **DANIELLE CHANDLER**, a Notary Public for this county and state, **PENNY Y. RAY**, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 27 day of July, 2021.

Notary Public
My commission expires on: 4-10-2022

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022