Karen Johnson Davidson County
Batch# 688039 DEEDWARR
07/30/2021 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.37
20210730-0103077

WARRANTY DEED

MEGAN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 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-21-06000

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	097-02-0A-139.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty Thousand One Hundred And No/100 Dollars ($380,100.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOSEPH L. DRYDEN AND MEGAN L. DRYDEN, HUSBAND AND WIFE**, 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 Lot No.139 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph L. Dryden and Megan L. Dryden by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20110929-0075591 Register's Office for Davidson County, Tennessee, dated September 22, 2011 and recorded on September 29, 2011.

unimproved ☐
This is improved ☒ property, known as 1628 Stonewater Dr, Hermitage, TN 37076
(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 Joseph L. Dryden and Megan L. Dryden, husband and wife this 30 day of July 2021.

Joseph L. Dryden

Megan L. Dryden

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30 day of July 2021, before me personally appeared Joseph L. Dryden and Megan L. Dryden, husband and wife 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 Williamson County, Tennessee this 30 day of July, 2021.

Commission Expires: My Commission Expires September 2, 2024

Notary Public

MEGAN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 30 day of July, 2021.

Penny Y. Ray | Escrow Assistant

July 30, 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 30 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