Karen Johnson Davidson County
Batch# 754088 DEEDWARR
11/12/2021 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $860.25
20211112-0151089

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED AND 00/100 (232,500.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of October, 2021. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Karl Ney and Sandra Ney (NAME)	**NEW OWNER** (NAME)	**128 15 0B 311.00**
311 Post Creek Road, Nashville, Tennesee 37221 (ADDRESS)	**PO Box 10744 Zephyr Cove, NV 89448** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 26th day of October, 2021, the undersigned, **ZILLOW HOMES PROPERTY TRUST, a DELEWARE STATUTORY TRUST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **KARL NEY AND SANDRA NEY, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **311 Post Creek Road, Nashville, Tennessee 37221** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 311 as shown on the Post House-Bellevue Condominiums, Phase Two of record in the First Amendment to Master Deed for Post House-Bellevue Condominium (Annexation of Phase II), in Book 6846, Page 811, and referred to as Exhibit "B": found at Pages 813, 814, and 815, to which plan reference is hereby made for a more complete description; Book 6846, Page 811, Book 8626, Page 588 and Instrument No. 20180504-0042730 amending original Master Deed of record in Book 6838, Page 445; all references of record in the Register of Deed Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust, by, Warranty Deed from Molly M. Chalfant, Trustee of the Molly M. Chalfant Revocable Trust, dated April 13, 2011, of record in Instrument No. 20210824-0114005, in the Register's Office of Davidson County, Tennessee, dated August 18, 2021 and recorded on August 24, 2021.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 26th day of October, 2021.

GRANTOR: Zillow Homes Property Trust

BY: Logan Weeks
TITLE: Auth. Signer

STATE OF Georgia
COUNTY OF Fulton)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Logan Weeks **(Name)**, the Auth. Signer **(Title)**, of **ZILLOW HOMES PROPERTY TRUST, a DELEWARE STATUTORY TRUST**, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Auth. Signer **(Title)**. executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Logan Weeks **(Name)**, as such Auth. Signer **(Title)**.

WITNESS my hand, at office, on this 26th day of October, 2021.

Notary Public Nate Steinbecker 7.28.202 My Commission Expires

Nate Steinbecker
NOTARY PUBLIC
Hall County, GEORGIA
My Commission Expires 07/28/2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 10/26/2021 (date of document).

Affiant Signature

10/26/2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 26th day of October, 2021.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024