Karen Johnson Davidson County
Batch# 803077 DEEDWARR
02/10/2022 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220210-0015404

Prepared by and return to:
Summit Title & Escrow, LLC
7110 Crosswoods Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-3916

WARRANTY DEED

Effective as of 28 **day of January, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Braela Banks, Authorized Signer of Zillow Homes Property Trust** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto

TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Being Lot No. 290 on the plan of the River Trace Estates Phase 1 - Section 4 & 5, of record in Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Stuart A Wehofer, an unmarried man, recorded on November 5th, 2021 in the Register's Office of Davidson County, TN.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

WITNESS the Grantor's hand on this 28 day of January 2022

GRANTOR:

Zillow Homes Property Trust

By: _____

~~Ryan Shaverdi,~~ Authorized Signer

Braela Banks

STATE OF Georgia

COUNTY OF Fulton

authorized signer RSK

On this 28 **day of** January **, 2022, before me personally appeared** ~~**Zach Wendland,**~~ RSK Braela Banks ~~**Trustee**~~ **of Zillow Homes Property Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 28 **day of** January **2022.**

_____

Notary Signature

My commission expires: 6/20/2023

KATRINA D HARLAN NOTARY PUBLIC BARROW COUNTY, GA MY COMMISSION EXPIRES JUNE 20 2023

New Owner Name and Address to/ Mail tax bills to: TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 9200 E Hampton Drive Capitol Heights, MD 20743 **Property Address:** 2932 Steamboat Drive Nashville, TN 37214 Parcel I.D. Numbers: 062 02 0A 273.00	I, or we, hereby swear or affirm, that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$360,000.00** Katelynn King AFFIANT Subscribed and sworn to before me this 31ST day of January, 2022 Kristen Gevinski NOTARY PUBLIC Commission expires: 10/26/25

Kristen Nicole Gevinski STATE OF TENNESSEE NOTARY PUBLIC Wilson

Tennessee Certification of Electronic Document

I, Katelynn King, 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 January 28, 2022 (date of document).

Katelynn King
Affiant Signature

January 31, 2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 31ST day of JANUARY, 2022.

Kristen Gevinski
Notary's Signature

MY COMMISSION EXPIRES: 10/26/25

NOTARY'S SEAL

