Prepared by and return to:
Summit Title & Escrow, LLC
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-1211

Karen Johnson Davidson County
Batch# 821119 DEEDWARR
03/14/2022 08:10:30 AM 6 pgs
Fees: $33.00 Taxes: $1,887.74
20220314-0029050

WARRANTY DEED

Effective as of **3rd day of March, 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, **Kat Harlan, Authorized Agent 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:

Land in Davidson County, Tennessee, being Lot No. 85 on the Final Plat of Phase One, Section B, Bridgewater a Planned Unit Development, of record in Instrument No. 20060425-0046949, corrected by Surveyor's Certificate of Correction in Instrument No. 20060608-0067982, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust, by Warranty Deed from Ronald C. Hardeman and Loretta R. Hardeman, husband and wife, of record in Instrument No. 20211108-0148971, in the Register's Office for Davidson County, Tennessee, dated November 2, 2021 and recorded on November 8, 2021.

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 3 day of March 2022

GRANTOR:

Zillow Homes Property Trust

By: _____
Kat Harlan, Authorized Agent

STATE OF Georgia
COUNTY OF Fulton

On this 3 **day of** March **, 2022, before me personally appeared Kat Harlan, Authorized Agent 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 3 **day of** March **, 2022.**

BIANCA GUITY NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 22, 2025

Bianca Guity
Notary Signature
My commission expires: July 22, 2025

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:** 2204 Buttonquail Court Hermitage, TN 37076 Parcel I.D. Numbers: 098 06 0A 093.00	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 **$510,200.00** Katelynn Ky AFFIANT Subscribed and sworn to before me this 4th day of ~~February~~ MARCH, 2022 Kristen Gevinski NOTARY PUBLIC Commission expires: 10/26/25

Kristen Nicole Gevinski STATE OF TENNESSEE NOTARY PUBLIC Wilson

See Exhibit A.

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF STATUTORY TRUST REGISTRATION OF "ZILLOW HOMES PROPERTY TRUST", FILED IN THIS OFFICE ON THE TWENTY-NINTH DAY OF DECEMBER, A.D. 2020, AT 3:58 O`CLOCK P.M.

Jeffrey W. Bullock, Secretary of State

4572286 8100
SR# 20208785287

Authentication: 204446475
Date: 12-30-20

You may verify this certificate online at corp.delaware.gov/authver.shtml

CERTIFICATE OF TRUST
OF
ZILLOW HOMES PROPERTY TRUST

THIS Certificate of Trust of Zillow Homes Property Trust (the "Trust") is being duly executed and filed on behalf of the Trust by the undersigned, as trustee, to form a statutory trust under the Delaware Statutory Trust Act (12 Del. C. § 3801 et seq.) (the "Act").

1. Name. The name of the statutory trust formed by this Certificate of Trust is Zillow Homes Property Trust.

2. Delaware Trustee. The name and address of the trustee of the Trust having a principal place of business in the State of Delaware are U.S. Bank Trust National Association, 1011 Centre Road, Suite 203, Wilmington, DE 19805.

3. Effective Date. This Certificate of Trust shall be effective upon filing.

4. Series. Pursuant to Section 3806(b)(2) of the Act, the Trust may issue one or more series of beneficial interests having the rights and preferences set forth in the governing instrument of the Trust, as the same may be amended from time to time (each, a "Series").

5. Notice of Limitation of Liabilities of each Series. Pursuant to Section 3804(a) of the Act, there shall be a limitation on liabilities of each Series such that (a) the debts, liabilities, obligations and expenses incurred, contracted for or otherwise existing with respect to a particular Series shall be enforceable against the assets of such Series only, and not against the assets of the Trust generally or the assets of any other Series thereof, and (b) none of the debts, liabilities, obligations and expenses incurred, contracted for or otherwise existing with respect to the Trust generally or any other Series thereof shall be enforceable against the assets of such Series.

State of Delaware
Secretary of State
Division of Corporations
Delivered 03:58 PM 12/29/2020
FILED 03:58 PM 12/29/2020
SR 20208785287 - File Number 4572286

IN WITNESS WHEREOF, the undersigned has duly executed this Certificate of Trust in accordance with Section 3811(a)(1) of the Act.

U.S. BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity but solely Administrative Trustee, PTUI Trustee and Delaware Trustee

By: 

Name: Melissa A. Rosal
Title: Vice President

Tennessee Certification of Electronic Document

I, Stevie Friesth 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 March 3, 2022 (date of document).

Affiant Signature

March 3, 2022

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 3rd day of March, 2022.

Stephanie Tremmel

Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

