Karen Johnson Davidson County
Batch# 297416 DEEDWARR
10/07/2019 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20191007-0102719

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $330,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 3rd day of October, 2019.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ribbon Home SPVI, LLC	NEW OWNER	098090A02200CO
(NAME)	(NAME)	
1435 Morehead Street, Suite 130		
(ADDRESS)	(ADDRESS)	
Charlotte, NC 28208		

Warranty Deed

For and in Consideration of the sum of $330,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Johnny E. Holmes, Sr. and spouse, Renita K. Holmes,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ribbon Home SPVI, LLC, a Delaware limited liability company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Lake Shore, Phase One of record in Plat Book 6900, Page 684, Register's Office for said County.

Said Lot No. 121 fronts 120.21 feet on the northerly margin of Ketch Cove and extends back 77.18 feet on the northwesterly line and 64.29 feet on the southeasterly line to a dead line in the rear, measuring 55.24 feet thereon.

Being the same property conveyed to Johnny E. Holmes, Sr. and spouse, Renita K. Holmes, by deed from Dukejoong Min and wife, Margaret A. Min, dated February 26, 1999 and recorded in Book 11362, page 785, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 304 Ketch Cove, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 3rd day of October, 2019.

Johnny E. Holmes, Sr.

Renita K. Holmes

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johnny E. Holmes, Sr. and Renita K. Holmes, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of October, 2019.

Notary Public
My Commission Expires: 4-22-23

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Certificate of Authenticity

I, NATHAN BYERLY, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Settlement Agent:
McMichael & Gray, PC
By: _____
Nathan Byerly

State of Georgia

County of Gwinnett

Personally appeared before me, Paul Jaretsky, a notary public for this county and state, Nathan Byerly who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me
this 23rd day of August 2019.

_____
Notary Public

My Commission Expires:

(NOTARY SEAL)

PAUL JARETSKY
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES
MAY 22, 2020