Karen Johnson Davidson County
Batch# 412268 DEEDWARR
06/09/2020 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20200609-0058884

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $249,900.00

Affiant Signature

Subscribed and sworn to before me on this the 29th day of May, 2020.

Notary Public

My Commission expires _____/_____/_____

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Kimberly Daft
1733 Neelys Bend Road
Madison, TN 37115
SEND TAX BILLS TO:
Kimberly Daft
1733 Neelys Bend Road
Madison, TN 37115

MAP AND PARCEL NUMBER: Tax ID #: 06300030200

WARRANTY DEED

20NT01362

Effective the 29th day of May, 2020.and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ribbon Home SPV II, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kimberly Daft and Thomas Daft, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Tract No. II of 1733 Neelys Bend Road, as described by survey of Steven E. Artz, TN RLS No. 1708, dba Steven E. Artz & Associates, Inc, 4779 Hwy 41, North Springfield TN dated April 17, 2017, described as follows, to-wit:

Beginning at an iron pin (new), in the easterly margin of Neelys Bend Road, said iron pin being located from an iron pin (old), in the easterly margin of Neelys Bend Road, a corner of a tract which belongs to Harold L. Wilbur, having a deed reference in Instrument Number (IN) 20020410-0043959, RODCT., S 15 degrees 18' 42" E, 98.00 feet; thence S 07 degrees 32' 07" E, 197.59 feet to the point of Beginning, the northwest corner of this tract and continuing with a new line as follows; S 89 degrees 34' 00" E, 100.00 feet to an iron pin (new); thence N 73 degrees 44' 24" E, 52.22 feet to an iron pin (new); thence 89 degrees 34' 00" E, 1407.79 feet to an iron pin (new), in the westerly boundary of a tract of land which belongs to James L. Forkum; thence with a new line, N 89 degrees 34' 00" W, 1551.84 feet to an iron pin (new), in the easterly margin of Neelys Bend Road; thence with the easterly margin of Neelys Bend Road, as follows: N 07 degrees 22' 25" E, 49.48 feet; thence with a curve to the left, having a radius of 730.15 feet, an arc distance of 90.90 feet, and a chord bearing and distance of N 03 degrees 48' 27" E, 90.84 feet to the point of beginning, containing 5.48 acres, more or less, as surveyed by Steven E. Artz, TN RLS No. 1708, dba Steven E. Artz & Associates, Inc., 4779 Hwy 41, North Springfield TN, dated April 17, 2017.

The above described tract of land is served by a subsurface Sewage Disposal System easement, which is described as follows:

Subsurface Sewage Disposal System Easement

Beginning at an iron pin (new) said iron pin being located from an iron pin (old), in the easterly margin of Neelys Bend Road, a corner of tract which belongs to Harold L. Wilbur, having a deed reference in Instrument Number (IN) 20020410-0043959, RODCT., S 15 degrees 18' 42" E, 98.00 feet; thence S 07 degrees 32' 07" E, 197.59 feet; thence S 03 degrees 48' 27" W 90.84 feet; thence S 07 degrees 22' 25" W, 49.48 feet; thence S 89 degrees 34' 00" E, 100.00 feet; thence N 73 degrees 44' 24" E, 52.22 feet to the point of beginning, the southwest corner of this easement and continuing with a new line, as follows: N 31 degrees 40' 43" E, 57.61 feet; thence S 87 degrees 45' 15" E, 76.86 feet; thence S 02 degrees 14' 45" W, 46.85 feet; thence N 89 degrees 34' 00" W, 105.23 feet to the point of beginning, containing 0.10 acres, as surveyed Steven E. Artz, TN RLS No. 1708, dba Steven E. Artz & Associates, Inc., 4779 Hwy 41, North Springfield TN, dated April 17, 2017.

Being the same property conveyed to Ribbon Home SPV II, LLC, by Warranty Deed from Matthew Frazier and Katie Menees Frazier, dated 04/21/2020 and recorded 04/24/2020 as Instrument No. 20200424-0043239, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 1733 Neelys Bend Rd, Madison, TN 37115.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 29th day of May, 2020.

Sharon Sinclair

_____, authorized signor,
RIBBON HOME SPV II, LLC

State of North Carolina

County of Mecklenburg

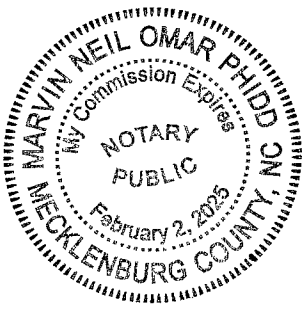
Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Sharon Sinclair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of RIBBON HOME SPV II, LLC., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand, at office, this 29th day of May 2020.

Marvin Neil Omar Phidd

Notary Public

My commission expires: 2/2/25



Certificate of Authenticity

I, Jill Neely do hereby make oath that I am a license attorney and/or 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.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, a notary public for this county and state, Jill Neely who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-21-2021