PREPARED BY AND
RECORD AND RETURN TO:
McMichael & Gray, P.C.
3475 Dallas Highway, Bldg. 300, Ste. 320
Marietta, GA 30064
Order No.: RIB-200013-REF

Karen Johnson Davidson County
Batch# 446485 DEEDQC
07/29/2020 03:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200729-0083693

Party Responsible for Taxes &
New Owner Address:
Ribbon Home SPV I, LLC
1435 Morehead Street
Suite 130
Charlotte, NC 28208

QUIT CLAIM DEED

NO OPINION AS TO TITLE, DEED PREPARATION ONLY

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

THIS INDENTURE, made the 13th day of July in the year 2020 between

RIBBON HOME SPV II, LLC a Delaware Limited Liability Company

as party or parties of the first part, hereinafter called Grantor, and

RIBBON HOME SPV I, LLC a Delaware Limited Liability Company

as party or parties of the second part, hereinafter called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold, aliened, conveyed and confirmed and does by these presents, grant, bargain, sell, alien, convey and confirm unto said Grantee all the right, title, interest, claim or demand which the Grantor has or may have in and to the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Final Plat Belle Arbor PUD, Phase 5A(formerly known as Victory Village PUD) of record in Plat at Instrument No. 20190626-0062059, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to J.D. Eatherly and Justin Cutler by Warranty deed from Victory Church of Nashville of record in Instrument No. 20080527-0053965 Register's Office for Davidson County, Tennessee, dated May 23, 2008 and recorded on May 27, 2008. (Value or consideration as shown in aforementioned deed $1594530.99.)

Being a portion of the same property conveyed to Eatherly/Ring Joint Venture, a Tennessee joint venture comprised of J.D. Eatherly and John D. Ring by Quitclaim deed from J. D. Eatherly and Justin Cutler of record in Instrument No. 20100709-0053862 Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 9, 2010. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Eatherly/Ring Joint Venture by Quitclaim deed from

Eatherly/Ring Joint Venture of record in Instrument No. 20161011-0107687 Register's Office for Davidson County, Tennessee, dated October 3, 2016 and recorded on October 11, 2016. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Warranty deed from Eatherly/Ring Joint Venture, a Tennessee Joint Venture of record in Instrument No. 20190812-0079804 Register's Office for Davidson County, Tennessee, dated August 08, 2019 and recorded on August 12, 2019. (Value of consideration shown in aforementioned deed $63,000.00.)

Being the same property conveyed to Ribbon Homes SPV II, LLC, a Delaware Limited Liability Company by Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20191231-0134851 Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on December 31, 2019. (Value of consideration shown in aforementioned deed $240,000.00.)
Being also known as 2208 Silverton Drive Nashville, Tennessee 372072649.
PARCEL ID#050-02-0A-089.00-CO

Subject to all easements, encroachments and restrictions of record.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year first above written.

RIBBON HOME SPV II, LLC,
a Delaware limited liability company

By: Sharon Sinclair
Name: Sharon Sinclair
Title: Authorized Signer

ACKNOWLEDGMENT

STATE OF ~~NEW YORK~~ North Carolina)
) S.S.:
COUNTY OF Mecklenburg

On the 13th day of July, 2020, before me, the undersigned, personally appeared **Sharon Sinclair**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

MARVIN NEIL OMAR PHILDD NOTARY PUBLIC MECKLENBURG COUNTY, NC My Commission Expires February 2, 2025

Signature of Notary Public Phildd

Name typed or printed: Marvin Neil Omar Phildd

[STAMP/SEAL]

My Commission Expires: 2/2/25

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 $10.00.

Affiant

STATE OF GEORGIA
COUNTY OF COBB

Subscribed and sworn before me this the 29th day of July 2020.

Notary Public
My commission expires:

JENNI L. FAIRES
NOTARY PUBLIC
COBB COUNTY, GEORGIA
My Commission Expires
02-05-2022

The following information is not a part of this Deed:
Property Address: 2208 Silverton Dr.
New Owner Address: Nashville TN 37207
Ribbon Home SPV I, LLC
1435 Morehead Street
Suite 130
Charlotte, NC 28208
PARCEL ID#050-02-0A-089.00-CO
Mail Taxes to:
Ribbon Home SPV I, LLC
1435 Morehead Street
Suite 130
Charlotte, NC 28208

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.

Signature

State of GA

County of GWINNETT

Personally appeared before me, Ashley Owens, 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.

Ashley Owens

Notary's Signature

My Commission Expires: .

Notary's Seal (If on paper)

ASHLEY OWENS
NOTARY PUBLIC
BARROW COUNTY, GEORGIA
My Commission Expires
01-11-2022