Karen Johnson Davidson County
Batch# 463627 DEEDWARR
08/25/2020 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200825-0096368

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Mark E. Pickens
Juanita Pickens
2412 Edencrest Drive
Antioch, TN 37013

SEND TAX BILL TO:
The Mortgage Firm, Inc.
921 Douglas Avenue #200
Altamonte Springs, FL 32714

MAP/PARCEL 149-15-0A-347.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ribbon Home SPV I, LLC, a Delaware limited liability Company, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Mark E. Pickens and wife, Juanita Pickens, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Phase Four, Cambridge Forest, R15 Residential P.U.D. of record in Plat at Instrument No. 20020813-0098017, Amended in Instrument No. 20030506-0060390, 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 the same property conveyed to Ribbon Home SPV I, LLC, a Delaware limited liability company by Warranty deed from James Evans, III and Lauren Evans, husband and wife of record in Instrument No. 20190910-0091371 Register's Office for Davidson County, Tennessee, dated September 09, 2019 and recorded on September 10, 2019.

This is improved property known as: **2412 Edencrest Drive, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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; and,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given ____ day of August, 2020.

WITNESS MY HAND on this the 18th day of August, 2020

Ribbon Home SPV I, LLC, a Delaware limited liability Company

Sharon Sinclair

By: Sharon Sinclair
Its: Authorized Signor

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sharon Sinclair with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the authorized signor of Ribbon Home SPV I, LLC, and that as such authorized signor being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

WITNESS my hand and official seals at office this 18th day of August, 2020.

Marvin Neil Omar Phidd
NOTARY PUBLIC

My Commission Expires: 2/2/25

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

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me this the ___ day of August, 2020.

NOTARY PUBLIC

My Commission Expires:

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

File No: 200548

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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