Karen Johnson Davidson County
Batch# 469360 DEEDWARR
09/03/2020 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200903-0100656

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

ADDRESS NEW OWNER:
Praveen Y. Pedankar &
3316 B Anderson Road
Antioch, TN 37013

SEND TAX BILL TO:
The Mortgage Firm, Inc.
921 Douglas Avenue, Ste. 200
Altamonte Springs, FL 37214

MAP/PARCEL:
150-03-0-494.00

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 SPVI, LLC, a Delaware Limited Liability Company, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Praveen Y. Pedankar, unmarried, hereafter called the GRANTEES,** his 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. 2 on the Plan of Final Plat of Village at Harbour Town, Section 1 of record in Plat at Instrument No. 20160429-0042352, 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 T. F. Homes, LLC by Warranty deed from Ronnie Louis Donegan, Angela Jean Donegan n/k/a Angela Jean Donegan Grubbs and Rebecca Ann Donegan of record in Instrument No. 20050913-0109860 Register's Office for Davidson County, Tennessee, dated September 09, 2005 and recorded on September 13, 2005.

Being a portion of the same property conveyed to Terry Stevens, et ux by Successor Trustee's Deed from Robert J. Notestine III, Substitute Trustee of record in Instrument No. 20100219-0012918 Register's Office for Davidson County, Tennessee, dated February 18, 2010 and recorded on February 19, 2010.

Being a portion of the same property conveyed to Stevens Homes, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Terry Stevens and Anita G. Stevens of record in Instrument No. 20140108-0002189 Register's Office for Davidson County, Tennessee, dated January 07, 2014 and recorded on January 08, 2014.

Being the same property conveyed to Ribbon Home SPV I, LLC, a Delaware Limited Liability Company by Warranty deed from Steven Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191206-0125906 Register's Office for Davidson County, Tennessee, dated October 22, 2019 and recorded on December 06, 2019.

Being also known as 3316 B Anderson Road Antioch, Tennessee 37013.

This is improved/unimproved property known as: **3316 B Anderson Road, 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, his/their heirs and assigns, forever; and,

GRANTORS do 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,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 27th day of August, 2020.

WITNESS MY HAND on this the 27th day of August, 2020

Ribbon Home SPV I, LLC, a Delaware Limited Liability Company

By: Sharon Sinclair
Sharon Sinclair, Authorized Signor

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

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 themselves to be the Authorized Signor of Ribbon Homes, LLC, a Delaware Limited Liability Company, and that as such 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 seal at office of Charlotte on this the 25th day of August, 2020.

Marvin Neil Omar Phidd Commission Expires: 2/2/25
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$250,000.00~~ $0.00.

AFFIANT

Subscribed and sworn to before me this the 27th day of August, 2020.

My Commission Expires: 12-13-2022

NOTARY PUBLIC

CHERYL A DILLON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File No. 200560

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).

SA0241
00569731