STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2021.

Notary Public
MY COMMISSION EXPIRES: March 25, 2026
File No. G21-12581

Karen Johnson Davidson County
Batch# 627341 DEEDWARR
05/03/2021 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20210503-0058818

CASSANDRA J PIERRE
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 25,2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bryce Vernon and Patience Vernon (NAME)	Bryce Vernon and Patience Vernon (NAME)	58-11-207
3841 Lunn Drive (STREET ADDRESS)	3841 Lunn Drive (STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37218 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Ribbon Home SPV II, LLC, a Delaware limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryce Vernon and Patience Vernon, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 24, on the Plan of Resubdivision of Portion Lot 1-A, Gold Key Estates, of record in Plat Book 5060, Page 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 24 fronts 138.73 feet on the westerly side of Lunn Drive and extends back 225.9 feet on the northerly line and 219.76 on the southerly line to dead line measuring 139.53 feet thereon.

Being the same property conveyed to Ribbon Home SPV II, LLC, a Delaware limited liability company LLC, a Limited Liability Company by Deed dated November 10, 2020 from Troy Hayes, unmarried, recorded November 13, 2020, in Instrument Number 20201113-0133939, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 4297, Page 855 and Book 4754, Page 901, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5060, Page 36, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3841 Lunn Drive, Nashville, TN 37218.

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 we do covenant with the 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our 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. Whenever 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 my/our hand(s) this 27th day of April, 2021.

Ribbon Home SPV II, LLC, a Delaware limited liability company

By: _____
Paula Meyer, Company Signatory

STATE OF NC
COUNTY OF Mecklenburg }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Paula Meyer, Company Signatory, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of April, 2021.

_____ My Commission Expires: March 25, 2026
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CASSANDRA J PIERRE
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 25.2026

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM