Karen Johnson Davidson County
Batch# 672431 DEEDWARR
07/07/2021 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20210707-0091529

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY July, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-8-22
(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ribbon Home SPV I, LLC, a Delaware Limited Liability Company	Owner of Record	
(NAME) 1435 Morehead Street, Suite 130	(NAME)	174010A11300CO
(ADDRESS) Charlotte, NC 28208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Bennie Clay, and wife Michele Corthon-Clay**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ribbon Home SPV I, LLC, a Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 236 on the Plan of Final Plat Rivendell Woods Phase One - Section Two of record in Plat at Instrument No. 20080829-0088935, 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 Bennie Clay and wife, Michele Corthon-Clay, husband and wife by Warranty deed from Victor A. Atkisson, unmarried of record in Instrument No. 20140428-0035312 Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on April 28, 2014. (Value of consideration shown in aforementioned deed $157,900.00.)

Grantor was erroneously referred to as Michele Corthon-Clay, being one and the same as Michelle Cothron-Clay.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at all matters shown on the Plan of record in Plat at Instrument No. 20080829-0088935, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070607-0068416, amended in Instrument No. 20080722-0074876, Instrument No. 20100831-0068917 and Instrument No. 20130920-0099329, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Sanitary sewer and water main easement of record in Instrument Number 20070522-0061016, Storm water detention agreement of record in Instrument Number 20031104-0161896 and Instrument No. 20070430-0050843, Ingress/Egress Easements to the Family Cemetery described in Deed of record in Instrument Number 20040702-0079201,

Sanitary sewer easement of record in Book 9487, Page 908, Easement to Columbia Gulf Transmission Company of record in Book 3763, Page 4 and Book 4215, page 632, Easement for Conservation Greenway of record in Instrument Number 20131022-0110208, TVA Easement referenced of record in Instrument Number 20040702-0079201, Purchase Agreement of record in Instrument Number 20060117-0006367, Charter of Rivendell Woods Townhomes Homeowners Association, Inc. of record in Instrument Number 20081031-0108933, Subject to rights of others in and to the common areas and/or elements **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1121 Shire Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 1st day of July, 2021.

Bennie Clay

Michelle Cothron-Clay
Michelle Cothron-Clay

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Bennie Clay and Michelle Cothron-Clay**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of July, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 7-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/1/2021.

Date

Affiant Signature

7/1/2021

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2021.

Notary's Signature

My Commission Expires: 12.7.2024

Date

Notary's Seal (if on paper)

