Karen Johnson Davidson County
Batch# 751451 DEEDWARR
11/09/2021 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20211109-0149178

Warranty Deed

	STATE OF ~~TENNESSEE~~ North Carolina COUNTY OF ~~DAVIDSON~~ Mecklenburg The actual consideration or value, whichever is greater, for this transfer is $535,000.00. Affiant Subscribed and sworn to before me, this the 29th day of October, 2021. Notary Public My commission expires: 3/25/2026

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kevin Kirkpatrick Virginia Robbins	LoanDepot.com, LLC	161-10-0B-167.00-CO
4729 Chepstow Drive	4800 Scottsdale Rd Suite 3800	
Nashville, TN 37211	Scottsdale, AZ 85251	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RIBBON HOME SPV II, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN KIRKPATRICK AND VIRGINIA ROBBINS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 13 on the Final Plat of Villages of Brentwood, Phase Eleven of record in Book 9700, Page 949, revised in Instrument No. 20031219-0181287, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bradley C. Moore and Beth A. Moore, husband and wife by Warranty deed from Mysti L. White of record in Instrument No. 20050624-0072867 Register's Office for Davidson County, Tennessee, dated June 21, 2005 and recorded on June 24, 2005.

Being the same property conveyed to Ribbon Home SPV II, LLC, a Delaware limited liability company by Warranty deed from Bradley C. Moore and Beth A. Moore, husband and wife of record in Instrument No. 20210722-0098695 Register's Office for Davidson County, Tennessee, dated July 16, 2021 and recorded on July 22, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4729 Chepstow Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of October, 2021.

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

By: Emily Koski
Emily Koski, Authorized Signor

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Emily Koski, Authorized Signor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signor of Ribbon Home SPV II, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of October, 2021.

Notary Public

My Commission Expires: 3/25/26

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/3/2021 (date of document).

Affiant Signature

11/3/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of November, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025