Karen Johnson Davidson County
Batch# 758006 DEEDWARR
11/19/2021 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20211119-0154021

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $475,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 2nd day of November, 2021. Notary Public My commission expires: **05-05-2025**

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:
Ribbon Home SPV II, LLC	New Owner(s)	110-00-0-170.00
1435 West Morehead Street #130		
Charlotte, NC 28208		

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, **JIM L. WILSON AND WIFE, JANIS S. WILSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RIBBON HOME SPV II, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, 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 located in Davidson County, Tennessee, being described as being Part of Tract No. 1, as shown on an unrecorded plat of Don Shanklin Engineering, dated 4/25/72, numbered Job 50-305-72 and designated as "Subdividing Property of Homer B. Glasgow. 25th Civil District of Wilson County, Tennessee". Beginning at a point being the midpoint of a road for ingress and egress, and being 100.72 feet from the original Southeast corner of the said Tract No. 1; thence running in a Westerly direction with the North boundary of property of Finn, on a line North 78 degrees 26 minutes West for a distance of 336.82 feet to a point; thence running in a Northerly direction on a line, North 9 degrees 59 minutes East for a distance of 342.62 feet to a point; thence running in an Easterly direction on a line, South 80 degrees 17 minutes East for a distance of 284.5 feet to a point of intersection with the West boundary of Tract No.4; thence running in a Southerly direction on a line, South 9 degrees 43 minutes West for a distance of 290.38 feet to a point; thence continuing in a Southerly direction on an arc with angle. 38 degrees 51 minutes radius 226.856 feet, for a distance of 153.82 feet to the point of beginning.

The tract is subject to an easement of 25 feet in width extending along the entire East boundary and joins a similar easement of 25 feet along the West boundary of Tract No. 4 to provide an access road 50 feet in width, connecting with an easement over property of Oscar Odum, 50 feet wide and extending from the South boundary of Tracts No.1 and 4 along the West boundary of property of the U.S.A. for a distance of 953 feet, more or less, to the intersection of Alvin Sperry Road.

The tract is bounded on the East by Tract No. 4; on the South by property of Finn; on the West by Crick; on the North by Tract No. 2. The same contains 2.325 acres, more or less.

Being the same property conveyed to Jim L. Wilson and wife, Janis S. Wilson by Warranty Deed from Helen McGuire, unmarried of record in Instrument No. 20080509-0048308 Register's Office for Davidson County, Tennessee, dated May 07, 2008 and recorded on May 09, 2008.

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 4961 Alvin Sperry Road, Mt. Juliet, TN 37122, 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 2nd day of November, 2021.

Jim L. Wilson

Janis S. Wilson by Jim L. Wilson, Attorney-In-Fact

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jim L. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of November, 2021.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3/3/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jim L. Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Janis L. Wilson, as Attorney-In-Fact, and acknowledged that he/she executed the same as the free act and deed of Janis S. Wilson.

Witness my hand and seal this 2nd day of November, 2021.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3/3/25

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 11/15/2021 (date of document).

Affiant Signature

11/15/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15th day of November, 2021.

Eliza Whitfield
Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025