Karen Johnson Davidson County
Batch# 813792 DEEDWARR
03/02/2022 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,635.40
20220302-0023590

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $442,000.00. Affiant Subscribed and sworn to before me, this the 16th day of February, 2022. Notary Public My commission expires:

ANNA BATES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

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:
Michael J. Girard	Michael Girard	049-10-0A-099.00-CO
312 Parmley Lane	312 Parmley Ln	
Nashville, TN 37207	Nashville TN 37207	

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 **MICHAEL J. GIRARD, A SINGLE MAN**, 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. 99 on the Plan of Final Plat for Parmley Cove, Phase 1, A RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20130417-0038081, 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 Scott C. Burns, unmarried by Warranty deed from Kenneth Delahoussaye and Mindy Delahoussaye, husband and wife of record in Instrument No. 20180730-0073809 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on July 30, 2018.

Being the same property conveyed to Ribbon Home SPV II, LLC, a Delaware Limited Liability Company by Warranty deed from Scott C. Burns, a married man of record in Instrument No. 20211006-0134572 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 6, 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 312 Parmley Lane, Nashville, TN 37207, 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 16th day of February, 2022.

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

By: _____
Paul Meyer, Authorized Signer

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 Paul Meyer, Authorized Signer, 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 Signer 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 15 day of February, 2022.

_____
Notary Public

My Commission Expires:

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

Tennessee Certification of Electronic Document

I, Kesha Herron 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 2-16-22.

Kesha Herron

Affiant Signature

2-18-22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th of February, 2022

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Notary's Signature
My Commission Expires: 7/9/24