Karen Johnson Davidson County
Batch# 851329 DEEDWARR
05/05/2022 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,513.30
20220505-0052027

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $409,000.00

Affiant

Subscribed and sworn before me this the 27th day of April, 2022.

Notary Public
My commission expires: 06/14/2025

KRISTH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ribbon Home SPV II, LLC 1435 W Morehead St, Suite 130 Charlotte, NC 28208	New Owner	182-15-0C 023.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA T. SWAIM, a single man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **RIBBON HOME SPV II, LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 23, Lot 139, of the Townhomes of Clover Glen, Phase 1B, a Horizontal Property Regime With Private Elements, as established by Declaration Of Covenants, Conditions and Restrictions of record in Instrument No. 20180813-0079686, as amended in Instrument No. 20191030-0111394, Register's Office for Davidson County, Tennessee, and further shown on the Major Subdivision Final Plat, Clover Glen, Phase 1B, of record in Instrument No. 20191015-0105301, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Joshua T. Swaim, a single man, by deed dated 11/13/2020, from KVR Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201116-0134784, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVEDPROPERTY KNOWN AS 1501 White Tip Lane, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 27th day of April, 2022.

Joshua T. Swaim

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Arapahoe

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joshua T. Swaim,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of April, 2022.

My commission expires: 05-15-2023

Notary Public

TREASURE ELIZABETH MERCHANT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20154019405
MY COMMISSION EXPIRES MAY 15, 2023

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kaylyn Lewis, 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 April 28, 2022.

Custodian's Signature — 4/28/22 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-31-24

MEREDITH BAUERLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-31-2024