Karen Johnson Davidson County
Batch# 876831 DEEDWARR
06/23/2022 02:15:18 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20220623-0071928

Warranty Deed

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $700,000.00. Affiant Subscribed and sworn to before me, this the 13th day of June, 2022. Notary Public My commission expires:

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:
William Storm Wilson Sean Marie Wilson	New Owner(s)	128-10-0A-062.00-CO
412 WF Rust Court		
Nashville, TN 37221		

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 I, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM STORM WILSON AND SEAN MARIE WILSON, 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. 47 on the Plan of Section Two, Pine Forest, R40 Residential P. U. D. of record in Plat Book 11700, Page (s) 3 through 6, inclusive, 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 Bradley S. Dickens by Warranty deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20010423-0039644 Register's Office for Davidson County, Tennessee, dated April 19, 2001 and recorded on April 23, 2001.

Being the same property conveyed to Ribbon Home SPV II LLC, a Delaware Limited Liability Company by Warranty deed from Bradley S. Dickens, unmarried of record in Instrument No. 20201223-0152846 Register's Office for Davidson County, Tennessee, dated December 21, 2020 and recorded on December 23, 2020.

Being the same property conveyed to Ribbon Home SPV I LLC, a Delaware Limited Liability Company by Quitclaim deed from Ribbon Home SPV II, LLC, a Delaware Limited Liability Company of record in Instrument No. 20220603-0064265 Register's Office for Davidson County, Tennessee, dated May 17, 2022 and recorded on June 03, 2022.

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 412 WF Rust Court, Nashville, TN 37221, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-RW-22-412

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 13th day of June, 2022.

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

By: Mallory Chokas
Name: Mallory Chokas
Its: authorized signatory

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tarrant, 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 signatory of Ribbon Home SPV I, 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 June, 2022.

Deborah Fitzer
Notary Public

My Commission Expires: 05/07/2024

DEBORAH FITZER
Notary ID #132469407
My Commission Expires
May 7, 2024