This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18009-RR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $286,500.00.

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2022.

Notary Public
My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 892279 DEEDWARR
07/21/2022 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,060.05
20220721-0083781

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ribbon Home SPV II, LLC, a Delaware Limited Liability Company 1435 West Morehead Street, Ste. 130 Charlotte, NC 28208	New Owner	160-14-0B-099.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ann Fussell, a single woman**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 5803 of Brentwood Trace Condominiums, 2nd Revision, a Condominium Development established pursuant to the provision of the Master Deed establishing Brentwood Terrace of record in Book 5524, page 415, as amended in Book 5545, Page 510, and of record in Plat Book 5200, Page 230, and revised in Plat Book 5200, Page 261, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof.

Being the same property conveyed to Ann Fussell, a single woman by Warranty deed from The Estate of Ellouise W. Leonard of record in Instrument No. 20100413-0027841 Register's Office for Davidson County, Tennessee, dated April 8, 2010 and recorded on April 13, 2010.

This Instrument executed on behalf of Ann Fussell ("Principal") by Jennifer Fussell pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number 202207210083780, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **5803 Brentwood Trce, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2022.

GRANTOR:

Ann Fussell By Jennifer Fussell, Attorney-In-Fact

Ann Fussell by Jennifer Fussell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer Fussell, Attorney-In-Fact for Ann Fussell, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Ann Fussell ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 21st day of July, 2022.

Notary Public
My Commission expires: _____

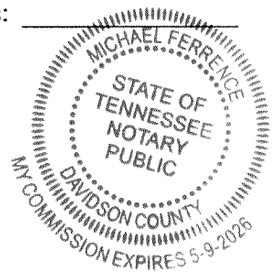


EXHIBIT "A"
TO Warranty Deed
From: Ann Fussell
To: Ribbon Home SPV II, LLC, a Delaware Limited Liability Company

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Jennifer B. Fussell-Young
Affiant

WITNESS my hand and seal at office this 21st day of July, 2022.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 July 21, 2022.

Affiant Signature

Date: 7/21/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this July 21, 2022.

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

