This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-18564-TC

Karen Johnson Davidson County
Batch# 902942 DEEDWARR
08/12/2022 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,060.05
20220812-0091909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 12th day of August, 2022.

Notary Public
My Commission Expires: 3/3/26

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Brandon Lynn Gibson<br>5803 Brentwood Trace<br>Brentwood, TN 37027 | Ascend Federal Credit Union<br>520 Airpark Drive<br>Tullahoma, TN 37388 | 160 14 0B 099.00 |

# 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, **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 **Brandon Lynn Gibson, unmarried 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 UNIT 5803, ON THE PLAN OF 2ND REVISION BRENTWOOD TRACE CONDOMINIUMS, OF RECORD IN PLAT BOOK 5200, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

Being the same property conveyed to Ribbon Home SPV II, LLC, a Delaware Limited Liability Company by Warranty Deed from Ann Fussell, a single woman, dated and recorded July 21, 2022 as Instrument No. 20220721-0083781, Register's Office for Davidson County, Tennessee.

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

This is improved property located at: **5803 Brentwood Trace, 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 10 day of August, 2022.

GRANTOR:

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

By: Jennifer Halbert
Ribbon Authorized Signor

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer Halbert, Ribbon Authorized Signor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the Authorized Signer of Ribbon Home SPV II, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10 day of August, 2022.

MISTY HOLDER
Notary Public, State of Texas
Comm. Expires 08-31-2025
Notary ID 131265343

Misty Holder
Notary Public
My Commission expires: 08-31-2025

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 August 12, 2022

Tori Cole

Affiant Signature

Date: 8/12/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 12, 2022

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

