This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18877-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-18877-RR

Karen Johnson Davidson County
Batch# 921896 DEEDWARR
09/27/2022 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,730.60
20220927-0106805

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $738,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2022.

Notary Public
My Commission Expires: _____

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ribbon Home SPV II 1435 West Morehead Street Charlotte, NC 28208	New Owner	172 09 0A 153.00

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, we, **Sara J. Jakes, a married woman, FKA Sara J. Baker, unmarried,** hereinafter called the Grantors, 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, their successors 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. 151 on the Plan of Section Four, Banbury Crossing, a Planned Unit Development, of record as Instrument Nos. 20000114-0004987, 20000114-0004988, and 20000114-0004989, and amended recorded in Instrument No. 20210311-0032597 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sara J. Baker, unmarried, by Warranty Deed from Caroll P. Berry, an unmarried woman, of record in Instrument No. 20180227-0018176, in the Register's Office of Davidson County, Tennessee, dated February 26, 2018 recorded on February 27, 2018.

This is improved property located at: **1012 Heathfield Circle, 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 26th day of September, 2022.

GRANTORS:

Sara J. Jakes FKA Sara J. Bak

Sara J. Jakes

David Miller Jakes

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sara J. Jakes and David Miller Jakes, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of September, 2022.

Notary Public
My Commission expires: 6-25-25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

202209270106805

Certificate of Authenticity

I, Michael Ferrence, 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 9/26/22.

Affiant Signature

9/27/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of Sept., 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

