Karen Johnson Davidson County
Batch# 929620 DEEDWARRSP
10/14/2022 11:38:30 AM 4 pgs
Fees: $23.00 Taxes: $1,076.70
20221014-0112803

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Xochitil Caroline Alba, José Asuncion Alba Gutierrez, Pablo Delgado Velasquez and Josefa Bon De Delgado 4820 Barclay Square Drive Antioch, TN 37013

Order Number: T-TN56272

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Ribbon Homes SPV V, LLC, a Delaware Limited Liability Company**, for Two Hundred Ninety One Thousand and 00/100 ($291,000.00) and other valuable consideration paid, warrants the title against all persons claiming under me and does hereby convey unto the Grantee(s), **Xochitil Caroline Alba and José Asuncion Alba Gutierrez, Husband and Wife, and Pablo Delgado Velasquez and Josefa Bon De Delgado, Husband and Wife,** whose address is 4820 Barclay Square Drive, Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot 89 on the plan of Section 3, Barclay Square Subdivision of record in Book 4675, Page 154, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 14909014600
Street address of property: 4820 Barclay Square Drive, Antioch, TN 37013
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20220826-0096379 in the Register's Office, Davidson County, Tennessee.

Signed this 6th day of October, 2022.

Signature of Grantor:

Ribbon Homes SPV V, LLC, a Delaware Limited Liability Company

By Daniel Rincon

Name/Title Daniel Rincon / Authorized Signer

STATE OF TEXAS, COUNTY OF DALLAS, SS:

BE IT REMEMBERED That on this 6th day of October, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Daniel Rincon in the capacity of Authorized Signer for Ribbon Homes SPV V, LLC, a Delaware Limited Liability Company known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public Kisha Fears 11/13/2025

Kisha Fears
My Commission Expires
7/13/2025
Notary ID
124155154

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 14909014600
Street address of property: 4820 Barclay Square Drive, Antioch, TN 37013

Oath of Consideration

I or we, Ribbon Home, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $291,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 6th day of October, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 6th day of October 2022.

Notary Public Kisha Fears 7/13/2025

Kisha Fears
My Commission Expires
7/13/2025
Notary ID
124155154

Tennessee Certification of Electronic Document

I, LAURIE WEISS, 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 10/6/22 (date of document).

Laurie Weiss
Affiant Signature

10/10/22
Date

State of FLORIDA

County of PINELLAS

Sworn to and subscribed before me this 10th day of Oct., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 02/24/2023

NOTARY'S SEAL

BRIAN JANDERNAL
Notary Public - State of Florida
Commission # GG 272039
My Comm. Expires Feb 24, 2023
Bonded through National Notary Assn.