Karen Johnson Davidson County
Batch# 1020646 DEEDWARR
06/29/2023 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230629-0049675

Warranty Deed

SYDNEY KLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $425,000.00 Affiant Subscribed and sworn to before me, this the 28th day of June, 2023. 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:
Martez A. Cooksey	NEW OWNER	164-10-0A-220.00-CO
4401 Sandpiper Lane		
Antioch, TN 37013		

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 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 **MARTEZ A. COOKSEY, MARRIED**, 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 all of Lot 141, on the Plan of Village Four, Summerfield, "A Cluster Lot Subdivision" as shown by plat of record in Instrument Number 20030401-0042979, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Timothy Light, unmarried by Warranty deed from Southern Home Builders, LLC of record in Instrument No. 20050805-0092625 Register's Office for Davidson County, Tennessee, dated July 22, 2005 and recorded on August 05, 2005.

Being the same property conveyed to Ribbon Home SPV II, LLC, a Delaware Limited Liability Company by Warranty deed from Timothy Light, unmarried of record in Instrument No. 20220525-0060748 Register's Office for Davidson County, Tennessee, dated May 19, 2022 and recorded on May 25, 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 4401 Sandpiper Lane, Antioch, TN 37013, 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.

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 28th day of June, 2023.

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

By: 06/28/2023

Eagean Bryson, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared by audio-video communication before me, a Notary Public in and for the County and State, the within named Eagean Bryson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signer of Ribbon Home SPV II, LLC, a Delaware Limited Liability Company, and that he, 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 28th day of June, 2023.

Notary Public

My Commission Expires: 03/03/2025

E-signed by Drew Bandy on June 28, 2023 01:52 PM CST

NOTARY PUBLIC

DREW BANDY
State of Tennessee
Online Notary Public
County of Davidson
My Commission Expires:
March 03, 2025

Notarized remotely via audio/video communication

I, Jordan T. Myers, 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 6/28/2023 (date of document).

Affiant Signature

Date 6/29/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024