Warranty Deed

Karen Johnson Davidson County
Batch# 1031840 **DEEDWARR**
07/28/2023 11 21 56 AM 3 pgs
Fees $18 00 Taxes $2,405 00

20230728-0058329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $650,000 00

Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2023

Notary Public

My commission expires

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

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
Richard H Smith Bonita A Pilon	New Owner	172-09-0A-153 00-CO
1012 Heathfield Circle		
Brentwood, TN 37027		

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 **RICHARD H. SMITH AND BONITA A. PILON, HUSBAND AND WIFE**, 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 Lot No 151 on the Plan of Banbury Crossing, Section Four, 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 Register's Office for Davidson County, Tennessee, dated February 26, 2018 and recorded on February 27, 2018

Being the same property conveyed to Ribbon Home SPV II LLC, a Delaware Limited Liability Company by Warranty Deed from Sara J Jakes, a married woman, FKA Sara J Baker, unmarried of record in Instrument No 20220927-0106805 Register's Office for Davidson County, Tennessee, dated September 26, 2022 and recorded on September 27, 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 1012 Heathfield Circle, Brentwood, TN 37027, 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 22nd day of June, 2023

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

By: _____ 06/23/2023
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 23rd day of June, 2023

_____
Notary Public

My Commission Expires 03/03/2025

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

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 23, 2023 (date of document).

Affiant Signature

June 23, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 23rd day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023