Karen Johnson Davidson County
Batch# 725981 DEEDWARR
09/29/2021 08:04:30 AM 10 pgs
Fees: $53.00 Taxes: $14,184.59
20210929-0130451

New Owner Name and Address to:
RS RENTAL II, LLC
c/o Evernest, LLC
31 Hudson Yards
New York, NY 10001

Property Address:
See Schedule "A"

Mail tax bills to:
RS RENTAL II, LLC
c/o Evernest, LLC
31 Hudson Yards
New York, NY 10001

MICHELLE PALMERI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 26, 2023

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property, whichever is greater is $3,833,674.

AFFIANT

21st Subscribed and sworn to before me this day of September, 2021.

NOTARY PUBLIC

Commission expires: 2/26/2023

WARRANTY DEED

Effective as of the 23 day of September, 2021, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **FULL SERVICE RESIDENTIAL SOLUTIONS, LLC, a Tennessee limited liability company (the "Grantor")**, has sold, conveyed and by these presents does transfer, sell and convey unto **RS RENTAL II, LLC, a Delaware limited liability company, (the "Grantee")**, its successors, heirs and assigns, certain tracts or parcels of land together with all improvements thereon and appurtenances thereto, in Williamson County, State of Tennessee, and described in **Schedule "A"** attached hereto and incorporated by reference herein (collectively, the "Property").

This conveyance is made subject to (i) all matters that would be disclosed by an accurate survey of the Property; (ii) the rights of tenants in possession under any leases, whether recorded or unrecorded; (iii) zoning ordinances and other governmental restrictions affecting the use of the Property; and (iv) all Property-specific exceptions as noted in **Schedule "B"** attached hereto and incorporated by reference herein (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; there are no existing or ongoing violations of zoning ordinances or other governmental restrictions affecting the use of the Property; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons claiming by, through, and under said Grantor, subject to the Permitted Exceptions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Grantor's hand in Williamson County, Tennessee on this 21 day of September, 2021.

GRANTOR:

FULL SERVICE RESIDENTIAL SOLUTIONS, LLC
a Tennessee limited liability company

By: _____
Chauncey Saurus
Its: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Chauncey Saurus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized signatory to execute the instrument for FULL SERVICE RESIDENTIAL SOLUTIONS, LLC, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of FULL SERVICE RESIDENTIAL SOLUTIONS, LLC, for the company as Authorized Signatory.

WITNESS my hand and seal, at office in Williamson County, Tennessee this 21 day of September, 2021.

_____
Notary Public

My Commission Expires:
2/24/2023

MICHELLE PALMERI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 26, 2023

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, TN 38119

SCHEDULE "A"

Tract 1:
Address: 712 Bell Trace Cove, Antioch, TN 37073
Parcel ID: 162-16-0E-008

Lot No. 38 of the Plan of Bell Crest, Section One, a Planned Unit Development, as of record in Book 7900, Page 753, Registers 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 Grantor at 20130524-0052818 in the Register's Office of Davidson County, Tennessee.

Tract 2:
Address: 35 Behzing Road, Antioch, TN 37073
Parcel ID: 162-08-0-073

Lot No. 13 on the Plan of A Resubdivision of Lane Estates, of record in Plat Book 4860, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Grantor at 20131203-0122993 in the Register's Office of Davidson County, Tennessee.

Tract 3:
Address: 3818 Bonnacreek Dr., Hermitage, TN 37076
Parcel ID: 074-16-0-129

Lot No. 348 on the Plan of Section Three Hermitage Hills, of record in Plat Book 2900, Page 97, said Register's Office to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Grantor at 20130103-0000578 in the Register's Office of Davidson County, Tennessee.

Tract 4:
Address: 8145 Bonnafair Dr., Hermitage, TN 37076
Parcel ID: 074-04-0-094

Lot No. 41 on the Section Twelve Hermitage Hills, as of record in Plat Book 4675, Page 125, 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 Grantor at 20121212-0114577 in the Register's Office of Davidson County, Tennessee.

Tract 5:
Address: 405 Cedarvalley Dr., Nashville, TN 37076
Parcel ID: 162-13-0-033

Lot No. 32, on the Plan of Cedarwood Estates, Section One, Revised of record in Plat Book 4675, Page 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Grantor at 20140220-0014613 in the Register's Office of Davidson County, Tennessee.

Tract 6:
Address: 748 Dover Glen Dr., Nashville, TN 37013
Parcel ID: 149-07-0A-102-00

Lot No. 102, on the Plan of Section 1, Chelsea Village, A Portion of Piccadilly, Sec 2 P.U.D., as of record in Plat Book 7900 Pages 119-121, Register's Office for said County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grantor at 20130125-0008140 in the Register's Office of Davidson County, Tennessee.

Tract 7:
Address: 920 Ilawood Dr., Nashville, TN 37211
Parcel ID: 162-13-0-225

Lot No. 67, on the Plan of Dreamland Estates Southeast, Section 2, as shown on plat of record in Plat Book 5200, Page 648, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Grantor at 20130418-0038498 in the Register's Office of Davidson County, Tennessee.

Tract 8:
Address: 1105 Jacksons Valley Rd-, Hermitage, TN 37076
Parcel ID: 086-07-0-125

Lot No. 195 on the Plan of Phase V-A, Jackson's Retreat, of record in Book 6250, Page 309, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Grantor at 20130809-0083827 in the Register's Office of Davidson County, Tennessee.

Tract 9:
Address: 3830 Scotwood Dr., Nashville, TN 37211
Parcel ID: 133-12-0-210

Lot No. 124 on the Plan of the Revision, Lot 124 Section Three, Lot 147 & 148 Section One - Addition, Greenwood Hills of record in Plat Book 5190, Page 106, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor at 20130102- 0000341 in the Register's Office of Davidson County, Tennessee.

Tract 10:
Address: 632 St. Cloud Dr., Nashville, TN 37013
Parcel ID: 162-030-288

Lot No. 166 on the Plan of Haywood Hills, Section Three, of record in Plat Book 4460, Pages 164 and 165, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Grantor at 20130604-0056193 in the Register's Office of Davidson County, Tennessee.

Tract 11:
Address: 513 Tuscarora Drive, Antioch, TN 37013
Parcel ID: 162-03-0-289

Lot No. 58 on the Plan of Section One — Revised, Valley Grove, of record in Plat Book 5200, Page 388 (erroneously referred to as Book 5200, Page 46, in the previous deeds of record), Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Grantor at 20130501-0043374 in the Register's Office of Davidson County, Tennessee.

Tract 12:
Address: 4213 Valley Grove Dr, Hermitage, TN 37076
Parcel ID: 086-16-0-021

Lot No. 58 on the Plan of Section One – Revised, Valley Grove, of record in Plat Book 5200, Page 388 (erroneously referred to as Book 5200, Page 46, in the previous deeds of record), Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Grantor at 20130501-0043374 in the Register's Office of Davidson County, Tennessee.

Tract 13:
Address: 4280 Valley Grove Dr, Hermitage, TN 37076
Parcel ID: 086-16-0-093

Lot No. 118 on the Plan of Section 6 Valley Grove, of record in Book 5200, Page 583, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor at 20130318-0026312 in the Register's Office of Davidson County, Tennessee.

SCHEDULE "B"

As to Tract 1 - 712 Bell Trace Cove, Antioch, TN 37073 - only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Bell Crest, as recorded in Plat Book 7900, Page(s) 753.

2. Declaration of Covenants, Conditions and Restrictions recorded in Book 9408 at page 320. Amendment to the above Declaration filed in Book 9613 at page 20 and in Book 9892 at page 927.

3. Terms and provisions of By-Laws of Bell Crest Homeowner's Association recorded in Book 9408 at page 334.

4. Charter for Bell Crest Homeowner's Association filed in Book 9421 at page 454.

As to Tract 2 - 35 Behzing Road, Antioch, TN 37073 - only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Bell Crest, as recorded in Plat Book 4680, Page(s) 65.

2. Covenants, Conditions and Restrictions recorded in Book 3861 at page 744.

3. Covenants, Conditions and Restrictions recorded in Book 4737, Page 803.

As to Tract 3 - 3818 Bonnacreek Dr., Hermitage, TN 37076 - only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Bell Crest, as recorded in Plat Book 2900, Page(s) 97.

As to Tract 4 - 8145 Bonnafair Dr., Hermitage, TN 37076 - only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Bell Crest, as recorded in Plat Book 4675, Page(s) 125.

2. Covenants, Conditions and Restrictions recorded in Book 4969 at page 667.

As to Tract 5 - 405 Cedarvalley Dr., Nashville, TN 37076 - only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cedarwood Estates, Section One, Revised, as recorded in Plat Book 4675, Page(s) 62.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cedarwood Estates, Section One, as recorded in Plat Book 4675, Page(s) 33.

3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4753, Page 683.

4. Easement for Sewer, recorded in Book 4545, Page 203 and Book 4842, Page 190.

5. Charter recorded in Instrument No. 20121115-0105386.

As to Tract 6 - 748 Dover Glen Dr., Nashville, TN 37013 - only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1, Chelsea Village, A Portion of Piccadilly, Sec 2 P.U.D., as recorded in Plat Book 7900, Page(s) 119-121 and Correction recorded in Book 8372, Page 968.

2. Declaration of Covenants, Conditions and Restrictions recorded in Book 8082, Page 329; Addendum recorded in Book 8083, Page 386 and amendment recorded in Book 8842, Page 434.

3. Charter of Homeowners Association recorded in Book 8813, Page 192.

4. Conveyance of Open Space to Homeowners Association recorded in Book 8838, Page 542.

As to Tract 7 - 920 Ilawood Dr., Nashville, TN 37211 - only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 2 Dreamland Estates Southeast, as recorded in Plat Book 5200, Page(s) 648.

2. Covenants, Conditions and Restrictions as set forth in Covenants recorded in Book 6426, Page 636.

3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6192, Page 926, as amended in Book 6437, Page 304, as corrected in Book 6467, Page 165.

As to Tract 8 - 1105 Jacksons Valley Rd-, Hermitage, TN 37076 - only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase V-A, Jackson's Retreat, as recorded in Plat Book 6250, Page(s) 309.

2. Declaration of Covenants, Conditions and Restrictions as set forth in Covenants recorded in Book 5741, Page 360.

3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6482, Page 679.

As to Tract 9 - 3830 Scotwood Dr., Nashville, TN 37211 - only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision, Lot 124 Section Three, Lot 147 & 148 Section One, Addition Greenwood Hills, as recorded in Plat Book 5190, Page(s) 106.

As to Tract 10 - 632 St. Cloud Dr., Nashville, TN 37013 - only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Haywood Hills Section Three, as recorded in Plat Book 4460, Page 164 and 165.

2. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4691, Page 670.

3. Easement recorded in Book 5002, Page 389.

As to Tract 11 - 513 Tuscarora Drive, Antioch, TN 37013 - only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kenmont Apartments, as recorded in Plat Book 4460, Page(s) 13.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Haywood Hills, Section Three, as recorded in Plat Book 4460, Page(s) 164 and 165.

3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4691, Page 670.

4. Easement for Water and Sewerage Services, recorded in Book 5002, Page 389.

5. Charter recorded in Instrument No. 20121115-0105386.

As to Tract 12 - 4213 Valley Grove Dr, Hermitage, TN 37076 - only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One - Revised, Valley Grove, as recorded in Plat Book 5200, Page(s) 388.

2. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5815, Page 992, as amended in Book 5909, Page 699.

3. Easement for the flow of the waters of the Unknown river (or creek), and the rights of the public therein.

4. Rights of upper and lower riparian owners to the flow of the waters of the Unknown river (or creek), free from diminution or pollution.

As to Tract 13 - 4280 Valley Grove Dr, Hermitage, TN 37076 - only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 6 Valley Grove, as recorded in Plat Book 5200, Page(s) 583

2. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6112, Page 281.

Tennessee Certification of Electronic Document

I, Taylor Hutson, 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 September 21, 2021 (date of document).

Affiant Signature

9/27/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 27th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22