Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 743083 DEEDWARR
10/25/2021 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20211025-0143061

WARRANTY DEED

Effective as of **21st day of October, 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 considerations, the receipt and sufficiency of which is hereby acknowledged, **Hoang Minh Tran,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **RS Rental II, LLC**, hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Being Lot No. 19, Revised, Haywood Forest Subdivision, as shown by plat of record in Plat Book 5200, Page 2, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Grantor by deed of record in Instrument No. 20040407-0039371, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 5200, Page 2; Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 5120, Page 742, all of record in the Register's Office of **Davidson County**, Tennessee; and **2021 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, 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; 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 whomsoever. 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 on this 21st day of October 2021.

GRANTOR:

Hoang Minh Tran

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of October, 2021, before me personally appeared Hoang Minh Tran, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal at office this 21st day of October, 2021.

D SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 6/23/2022

New Owner Name and Address to: RS Rental II, LLC c/o Mynd Management 1956 S Val Vista Dr., Ste. 126 Mesa, AZ 85204 Property Address: 209 Panamint Drive Antioch, TN 37013 Mail tax bills to: RS Rental II, LLC c/o Mynd Management 1956 S Val Vista Dr., Ste. 126 Mesa, AZ 85204 Parcel I.D. Number: 162 03 0 408.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$290,000.00** AFFIANT Subscribed and sworn to before me this 21 day of October, 2021 NOTARY PUBLIC Commission expires:

SETH M. MCNAMEE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-28-23

Tennessee Certification of Electronic Document

I, Seth McNamee, 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 10-21-2021 (date of document).

Affiant Signature

10-21-2021
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 21st day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/08/2023

NOTARY'S SEAL

STEVIE FRIESTH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 05-08-23