Karen Johnson Davidson County
Batch# 746944 DEEDWARR
10/29/2021 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20211029-0145565

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

WARRANTY DEED

Effective as of **27th 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, **Moshen Saleh and Zenahm F. Gerges, married** 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:

Land in Davidson County, Tennessee, being Lot No. 127, on the Plan of Section Four-A "The Country", of record in Plat Book 5200, Pages 138 and 139, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Grantors by deed of record in Instrument No. 20170719-0072688, 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(s) 138 and 139; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5404, Page 770, all of record in the Register's Office of **Davidson County**, Tennessee; and **2022 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 26 day of October 2021.

GRANTORS:

Mohsen Saleh
Moshen Saleh

Zenahm F Gerges
Zenahm F. Gerges

STATE OF TENNESSEE
COUNTY OF Wilson

On this 26 day of October, 2021, before me personally appeared Moshen Saleh and Zenahm F. Gerges, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS my hand and seal at office this 26 day of October, 2021.

Notary Public

My Commission Expires:

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: 408 Springtime Court Nashville, 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: 150 07 0 146.00	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 **$325,000.00** AFFIANT Subscribed and sworn to before me this 27 day of October, 2021 NOTARY PUBLIC Commission expires: 6/2/25

ARIAN FLEMING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMMISSION EXPIRES: JUNE 2, 2025

Tennessee Certification of Electronic Document

I, Seth M^c NAMee, 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 Oct 27, 2021 (date of document).

Affiant Signature

10-27-2021
Date

State of Tennessee
County of Shelby

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

Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

NOTARY'S SEAL

