Karen Johnson Davidson County
Batch# 755468 DEEDWARR
11/16/2021 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,003.07
20211116-0152280

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 **5th day of November, 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, **Jake F. Sogga,** 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(s) 72, as shown on the map entitled the plan of Section One, Golden Valley Estates, of record in Book 4175, Page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grantor by deed of record in Instrument No. 20140407-0029056, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for all restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 4175, Page 142; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4447, Page 108 as amended in Book 4447, Page 594; 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 4 day of November 2021.

GRANTOR:

Jake F. Sogga

Jake F. Sogga

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4 day of November, 2021, before me personally appeared Jake F. Sogga, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and seal at office this 4 day of November, 2021.

Ella K Butler

Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
07/09/2024

New Owner Name and Address to: RS Rental II, LLC 32 Mercer Street, 4th Floor New York, NY 10013 Property Address: 3160 Gwynnwood Drive Nashville, TN 37207 Mail tax bills to: RS Rental II, LLC 32 Mercer Street, 4th Floor New York, NY 10013 Parcel I.D. Number: 060 01 0 106.00	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 **$271,100.00** Jake F. Sogga AFFIANT Subscribed and sworn to before me this 4 day of November, 2021 Ella K Butler NOTARY PUBLIC Commission expires: 07/09/2024

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, R. Alan Alsobrook, 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 November 5, 2021 (date of document).

Affiant Signature

11/5/2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 5th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2/28/2023

NOTARY'S SEAL