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# 755504 DEEDWARR
11/16/2021 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,391.57
20211116-0152337

WARRANTY DEED

Effective as of **10th 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, **Serkar Miran and Berivan Yasin, a married couple** 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 Shelby County, State of Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 22, Maple Valley Subdivision, Section Two of record in Plat Book 6200, Page 645, Register's Office for said County, Tennessee, 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. 20080116-0005107, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County Metropolitan**, 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 5th day of November 2021

GRANTOR:

Serkar Miran

Berivan Yasin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of November, 2021, before me personally appeared Serkar Miran and Berivan Yasin 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, at office, this 5th day of November 2021.

Notary Signature
My commission expires: 03/08/2022

New Owner Name and Address to/ Mail tax bills to RS Rental II, LLC 32 Mercer St. 4th Floor New York, NY 10013 Property Address: 4021 Creekside Drive Nashville, TN 37211 Parcel I.D. Numbers: 148 13 0 220.00	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 **$376,100.00** AFFIANT Subscribed and sworn to before me this 8th day of November, 2021 NOTARY PUBLIC Commission expires: 2/28/2023

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 11-05-2021 (date of document).

Affiant Signature

11-10-2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 10th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

