Karen Johnson Davidson County
Batch# 760493 DEEDWARR
11/24/2021 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.87
20211124-0156059

**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 16th **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, **Noel Y. Ndri, an unmarried man** 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:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Willow Village, First Revision, of record in Plat Book 9700, Page 726, revised in Instrument Number 20000706-0067000, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Grantor by deed of record in Instrument No. 20101229-0103151, in the Register's Office for 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 Metropolitan Trustee of 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 16th day of November 2021

GRANTOR:

Noel Y. Ndri

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

**On this** 16th **day of** Nov. **, 2021, before me personally appeared Noel Y. Ndri, 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** 16th **day of** Nov **, 2021.**

**Notary Signature**
**My commission expires:**

DEBORAH L. LARGE
NOTARY PUBLIC
AT
WILSON CO. TN

| | |
|---|---|
| New Owner Name and Address to/ Mail tax bills to:<br><br>RS Rental II, LLC<br>32 Mercer St. 4th Floor<br>New York, NY 10013<br><br>Property Address:<br>909 Weeping Willow Way<br>Goodlettsville, TN 37072<br><br>Parcel I.D. Numbers: 033 06 0 034.00 | 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 **$305,100.00**<br><br>AFFIANT<br><br>Subscribed and sworn to before me this 17th day of November , 2021<br><br>NOTARY PUBLIC<br><br>Commission expires: _____ |

LASHARA D QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-28-2023

**Tennessee Certification of Electronic Document**

I, Stevie Friesth 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 16, 2021 (date of document).

Affiant Signature

11/17/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 17th day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

