Karen Johnson Davidson County
Batch# 760784 DEEDWARR
11/24/2021 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,004.55
20211124-0156446

WARRANTY DEED

RSRENTAL-T21187

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF November, 2021.

(Affix Seal) Notary Public

My Commission Expires: 2/28/23

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
RS Rental II, LLC	RS Rental II, LLC	050-11-0A-106.00CO
32 Mercer St. 4th Floor	32 Mercer St. 4th Floor	
New York, NY 10013	New York, NY 10013	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ALFREDA BLANCHARD, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RS RENTAL II, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being known as Lot No. 106 as shown on the map entitled Timberwood Cluster Lot Development of record as Instrument Number 20080211-0013669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Alfreda Blanchard , an unmarried person by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., A Tennessee Non-Profit Corporation dated 7/8/2009 and filed for record on 7/13/2009 in Instrument Number 20090713-0065079, in Register's Office for Davidson County, Tennessee.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Instrument Number 200802110013669; Declaration of Covenants, Conditions and Restrictions of record in 20080211-0013672, 20080228-0019666, 200909300090744.

( ) unimproved
This is(X) improved property known as 3157 Lauren Evelyn Way, Nashville, Tennessee 37207 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their 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 my/our hand(s) this 12th day of November, 2021 :

Alfreda Blanchard

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, the within named ALFREDA BLANCHARD, AN UNMARRIED PERSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville Tennessee, this 17th day of November, 2021.

Notary Public

My Commission Expires: _____

GINGER A DICKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-19-2025

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 12, 2021 (date of document).

Affiant Signature

11/19/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 19th day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

