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# 766157 DEEDWARR
12/02/2021 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,048.95
20211202-0159891

WARRANTY DEED

Effective as of **24th 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, **Rosybel Primero, a single woman** 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. 36 on the plan of Hickory Bend, Section 5, and of record in Plat Book 3600, Page 45, Register's Office for Davidson County, Tennessee, 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. 20170313-0024380, 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 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 20th day of November 2021

GRANTOR:

Rosybel Primero

STATE OF Texas
COUNTY OF Cameron

On this 20 **day of** November, **2021, before me personally appeared Rosybel Primero, 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 20 **day of** November, **2021.**

Notary Signature
My commission expires:

JOSE MEDINA NOTARY PUBLIC STATE OF TEXAS NOTARY ID 12531391-7 MY COMM. EXP. 01-17-2022

VALUATION AFFIDAVIT

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: 3341 Percy Priest Dr. NASHVILLE, TN 37214 Parcel I.D. Numbers: 096 16 0 037.00	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 **$283,500.00** AFFIANT Subscribed and sworn to before me this 22nd day of November , 2021 NOTARY PUBLIC Commission expires: 2/28/23

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

Tennessee Certification of Electronic Document

I, R. Alan Alrobrook, 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 24, 2021 (date of document).

Affiant Signature

11/30/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 30th day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

