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# 766159 DEEDWARR
12/02/2021 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,178.45
20211202-0159897

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, **John Remington Ford, 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section One, Dreamland Estates Southeast, of record in Plat Book 5200, Page 646, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 20 fronts 70.15 feet on the Southerly margin of Cedarview Drive and extends back 128 feet on the Westerly line and 142.9 feet on the Easterly line to a dead line in the rear measuring 79.02 feet thereon.

Being the same property conveyed to John Remington Ford, unmarried, by Warranty Deed from C2 Construction, LLC, of record in Instrument No. 20120111-0002949, in the Register's Office of Davidson County, Tennessee, dated January 06, 2012 and recorded on January 11, 2012.

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 24th day of November 2021

GRANTOR:

John Remington Ford

John Remington Ford

STATE OF VIRGINIA
COUNTY OF HANOVER

On this 24th **day of November 2021, before me personally appeared John Remington Ford, 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 24th **day of November, 2021.**

Notary Signature
My commission expires: 08/31/2022

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC

Andrew Ray Yon

REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2022

Notarized by USA Notary using online audio / video communication

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:
313 Cedarview Drive
Nashville, TN 37211

Parcel I.D. Numbers: 162 13 0 151.00

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

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 **$318,500.00**

AFFIANT

Subscribed and sworn to before me this 24 day of November, 2021

NOTARY PUBLIC

Commission expires: _____

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

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY