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# 766227 DEEDWARR
12/02/2021 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20211202-0159986

WARRANTY DEED

Effective as of **30th 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, **Nicholas Knapp and Kayla Knapp, husband and wife** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **RS Rental II,** 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 Clifton Place, as of record in Book 2854, Page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 100 feet on the Easterly side of Clifton Court and extends back 125 feet on the Southerly line and 125 feet on the Northerly line to a dead line in the rear which measures 100 feet thereon.

Being the same property conveyed to Grantors by deed of record in Instrument No. 20181105-0109617, 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 28th day of November 2021

GRANTOR:

Nicholas Knapp

Kayla Knapp

STATE OF Michigan,
COUNTY OF Midland

On this 28th **day of** November **, 2021, before me personally appeared Nicholas Knapp and Kayla Knapp, 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 28th **day of** November **, 2021.**

Alison Hamp

Notary Signature
My commission expires: 5·12·2023

ALISON HAMP NOTARY PUBLIC STATE OF MICHIGAN COUNTY OF MIDLAND

VALUATION AFFIDAVIT

New Owner Name and Address to/ Mail tax bills to: RS Rental II 32 Mercer St. 4th Floor New York, NY 10013 Property Address: 105 Clifton Court Nashville, TN 37138 Parcel I.D. Numbers: 063 04 0 014.00	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 **$277,000.00** AFFIANT Subscribed and sworn to before me this 30 day of November , 2021 NOTARY PUBLIC Commission expires: _____

LASHARAD QUINN STATE OF TENNESSEE NOTARY PUBLIC 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 28, 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

