**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# 796559 DEEDWARR
01/28/2022 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220128-0010311

# WARRANTY DEED

Effective as of **14th day of January, 2022**, 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, **Jeffrey M. Crawford and Shavonda T. Crawford, husband and wife** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **RS Rental III-A, 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. 19 on the plan of Section Three, Lakeside Woods Estates, as of record in Plat Book 7900, Pages 218, 219 & 220, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey M. Crawford and Shavonda T. Crawford, husband and wife, by Warranty Deed from Angela Jean Harper and Jason Corey Harper, wife and husband, of record in Instrument No. 20191028-0110265, in the Register's Office of Davidson County, Tennessee, dated October 25, 2019 and recorded on October 28, 2019.

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 14th day of January 2022

GRANTOR:

Jeffrey M. Crawford

Shavonda T. Crawford

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

**On this 14th day of January, 2022, before me personally appeared Jeffrey M. Crawford and Shavonda T. Crawford, 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 14th day of January, 2022.**

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Notary Signature**
**My commission expires:** 01/08/2024

| | |
|---|---|
| New Owner Name and Address to/ Mail tax bills to:<br><br>RS Rental III-A, LLC<br>32 Mercer St. 4th Floor<br>New York, NY 10013<br><br>Property Address:<br>3320 Dockside Drive<br>Nashville, TN 37076<br><br>Parcel I.D. Numbers: 086 09 0 023.00 | 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 **$325,000.00**<br><br>AFFIANT<br><br>Subscribed and sworn to before me this 14th day of January , 2022<br><br>NOTARY PUBLIC<br><br>Commission expires: 01/08/2024 |

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Stevie Friesen, 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 January 14, 2022 (date of document).

Affiant Signature

1/14/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 14th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

