Karen Johnson Davidson County
Batch# 796653 DEEDWARR
01/28/2022 11:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20220128-0010427

WHEN RECOREDED MAIL TO:
SPRUCE
6100 TENNYSON PARKWAY
PLANO, TX 75024

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RS RENTAL III-A, LLC	RS RENTAL III-A, LLC	096-14-0-214-00.
32 MERCER STREET NEW YORK, NY 10013	32 MERCER STREET NEW YORK, NY 10013	

For good consideration, I (We) **CLAIRE ELAINE MCGEE, HEREIN JOINED BY SPOUSE EVAN MCGEE,** whose mailing address is 3054 Boulder Park Dr, Nashville, TN 37214 , hereby bargain, deed and convey to **RS RENTAL III-A, LLC** whose mailing address is 32 MERCER STREET, NEW YORK, NY 10013, the following described land in DAVIDSON County, to wit:

LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31 ON THE PLAN OF HICKORY BEND, SECTION 3, AS OF RECORD IN BOOK 3600, PAGE 42, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 31 FRONTS 75.00 FEET ON THE NORTHERLY SIDE OF BOULDER PARK DRIVE AND RUNS BACK BETWEEN PARALLEL LINES, 200.00 FEET, MORE OR LESS, TO THE CENTER LINE OF MCCRORY CREEK.

BEING THE SAME PROPERTY CONVEYED TO CLAIRE ELAINE MCGEE, BY QUITCLAIM DEED FROM MARY CLAIRE COX, UNMARRIED DATED 01/08/2021 AND RECORDED ON

01/12/2021 AS INSTRUMENT NO. 20210112-0004969 IN THE OFFICE OF THE RECORDER OF DAVIDSON COUNTY, TENNESSEE

APN: 096-14-0-214-00.

Property Address: 3054 BOULDER PARK DR, NASHVILLE, TN [redacted] 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 12 day of Jan 2021

CLAIRE ELAINE MCGEE

EVAN MCGEE

STATE OF TN)
COUNTY OF Davidson) SS.

On this 12 day of Jan 2021, before me personally appeared **CLAIRE ELAINE MCGEE AND EVAN MCGEE,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: TN

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $290,000.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Claire McLeer

Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 12 day of Jan, 20 22.

Notary Public
My Commission Expires: 9-6-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
RS RENTAL III-A, LLC
32 MERCER STREET
NEW YORK, NY 10013

Name and Address of property owner:
RS RENTAL III-A, LLC
32 MERCER STREET
NEW YORK, NY 10013

Tennessee Certification of Electronic Document

Date of Certification: 01/19/2022

I, Nolan Ackerman (*Signer's Name*), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed on 01/12/2022 and authenticated according to law.

Signature

Nolan Ackerman - Agent, Spruce Land Services, LLC

State of TEXAS

County of DALLAS

Personally appeared before me, Shaun Robertson (*Notary's Name*), a notary public for this county and state, Nolan Ackerman (*Signer's Name*), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10/15/2025

NOTARY'S SEAL

