Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119
(901) 881-8600
File No: TN-21-3666

Karen Johnson Davidson County
Batch# 796728 DEEDWARR
01/28/2022 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20220128-0010545

WARRANTY DEED

Effective as of **10th 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, **Donna Brewer** 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. 29 on the Plan of Phase 2, Southampton of record in Book 5200, Page 595, amended in Book 6150, Page 298, Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Donna J. Brewer, by Warranty Deed from Andrew J. Clark and spouse, Sherri L. Clark, of record in Instrument No. 20050502-0048220, in the Register's Office for Davidson County, Tennessee, dated April 29, 2005 and recorded on May 2, 2005.

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 Nashville City** 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 14 day of January 2022

GRANTOR:

Donna J. Brewer
Donna Brewer

STATE OF TENNESSEE
COUNTY OF Shelby

On this 14th **day of** January **, 2022, before me personally appeared Donna Brewer, 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.**

Aretha Hughes
Notary Signature
My commission expires: 08/05/2023
Notarized online using audio-video communication

ARETHA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
Online Notary Public
My Commission Expires
August 5, 2023

VALUATION AFFIDAVIT

New Owner Name and Address to/ Mail tax bills to: RS Rental III-A, LLC 32 Mercer St. 4th Floor New York, NY 10013 Property Address: 7112 Bay Cove Trail Nashville, TN 37221 Parcel I.D. Numbers: 141 12 0B 038.00	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 **$346,000.00** AFFIANT Subscribed and sworn to before me this 14 day of January , 2022 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, Stevie Friesth, 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 10, 2022 (date of document).

Affiant Signature

1/19/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 19th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

