Karen Johnson Davidson County
Batch# 801704 DEEDWARR
02/08/2022 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20220208-0014381

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-21-3716

State of TN
County Davidson

The actual consideration or value, whichever is greater, for this transfer is $287,000.00

No Thang Lung Hnem by

Affiant

Subscribed & sworn to before me, this 28th day of JAN, 2022

Notary Public

My Commission Expires: 7/7/2025

Property Address: 105 Dowdy Court, Nashville, TN 37013 **Map/Parcel Number:** 148 12 0 162.00	**Name & Address of New Owner** RS Rental III-A, LLC 32 Mercer St. 4th Floor New York, NY 10013	**Send Tax Bills To:** Same

Effective as of **28th 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, **No Thang and Lung Hnem, a married couple** 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. 77 on the Plan of Section 11 Hazelwood, of record in Book 4300, Page 22, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to No Thang and wife, Lung Hnem, by Warranty Deed from Patti T. Ivy, unmarried, of record in Instrument No. 20160606-0056709, in the Register's Office of Davidson County, Tennessee, dated May 31, 2016 and recorded on June 6, 2016.

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**, and **2022 City of Nashville**, 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 21st day of January 2022

GRANTOR:

No Thang

Lung Hnem

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson

On this 21st day of JAN, 2022, before me personally appeared No Thang and Lung Hnem, 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 21st day of JAN, 2022.

Notary Signature
My commission expires: 7/7/2025

KEVIN D. SYKES, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Tennessee Certification of Electronic Document

I, John Zelinka, 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 21, 2022 (date of document).

Affiant Signature

1/21/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 21st day of January, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

