Karen Johnson Davidson County
Batch# 820265 DEEDWARR
03/11/2022 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $937.95
20220311-0028600

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd, Suite 100
Mt. Juliet, TN 37122
MQ-21-8997

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of February, 2022

Notary Public

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
RS RENTAL III-A, LLC, a Delaware Limited Liability Company 32 Mercer St. 4th Floor New York, NY 10013	RS RENTAL III-A, LLC, a Delaware Limited Liability Company 32 Mercer St. 4th Floor New York, NY 10013	060-13-0-181.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Rubie J. Davis, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RS RENTAL III-A, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Matthews Square of record in Plat Book 6250, Page 337, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rubie J. Davis by Special Warranty Deed from Nashville Area Habitat For Humanity, Inc., a Tennessee nonprofit corporation of record in Instrument No. 20020214-0019628 Register's Office for Davidson County, Tennessee, dated March 28, 2001 and recorded on February 14, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2706 Old Matthews Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Dated this the ~~24th~~ 2nd day ~~of February, 2022~~ March 2022.

Rubie J. Davis

Rubie J. Davis

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

On this ~~24th day of February, 2022~~ 2nd day of March 2022, before me personally appeared Rubie J. Davis, 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 ~~24th day of February, 2022~~ 2nd day of March 2022.

Notary Signature
My commission expires:

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

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 3-2-2022 (date of document).

Affiant Signature

3-2-2022

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 2nd day of March, 2022.

Stephanie Tremmel

Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY