Karen Johnson Davidson County
Batch# 821400 DEEDWARR
03/14/2022 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20220314-0029395

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-1193

LASHARA D QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-28-2023

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is ~~$363,000.00~~

Affiant

Subscribed & sworn to before me, this 7th day of March, 2022

Notary Public

My Commission Expires:

Property Address: 6004 Cortez Court, Nashville, TN 37076 **Map/Parcel Number:** 086 01 0 020.00	**Name & Address of New Owner** RS Rental III-A, LLC, a Delaware Limited Liability Company 32 Mercer St. 4th Floor New York, NY 10013	**Send Tax Bills To:** RS Rental III-A, LLC, a Delaware Limited Liability Company 32 Mercer St. 4th Floor New York, NY 10013

Effective as of **7th day of March, 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, **Lucio Diaz, a married man** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **RS Rental III-A, LLC, a Delaware Limited Liability Company** 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. 110 on the Plan of Dodson Heights, of record in Plat Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lucio Diaz, an unmarried man, by Warranty Deed from Donald Hinnant and Sarah Hinnant (fka Sarah Parkinson) husband and wife, of record in Instrument No. 20190617-0057789, in the Register's Office for Davidson County, Tennessee, dated June 05, 2019 and recorded on June 17, 2019.

Gloria Zaragoza, wife of the Grantor, joins for the purpose of conveying any and all rights, title, and interest she could have arising from her marriage to Grantor.

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 4 day of March 2022

GRANTOR:

Lucio Diaz

Lucio Diaz

Gloria Zaragoza

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4 **day of** March**, 2022, before me personally appeared Lucio Diaz, 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 4 **day of** March**, 2022.**

Notary Signature
My commission expires: 5-2-22

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 03/04/2022 (date of document).

Affiant Signature

03/04/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 4th day of March, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

