Karen Johnson Davidson County
Batch# 822156 DEEDWARR
03/14/2022 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,167.35
20220314-0029572

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2022.

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

Notary Public
MY COMMISSION EXPIRES:
File No. G22-15065

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
RS Rental III-A, LLC, a Delaware Limited Liability Company (NAME)	RS Rental III-A, LLC, a Delaware Limited Liability Company (NAME)	32-13-75
32 Mercer St. 4th Floor (STREET ADDRESS)	32 Mercer St. 4th Floor (STREET ADDRESS)	
New York, NY 10013 (CITY) (STATE) (ZIP)	New York, NY 10013 (CITY) (STATE) (ZIP	

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 HEREBYACKNOWLEDGED, WE, **Latony Baugh and Rashonia Taylor Baugh, husband and wife, and Raushanah Hasan, an unmarried woman**, HEREINAFTER CALLED 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. 54 on the Plan of Section 4, Timbertrail, of record in Book 5200, Page 634, Register's Office for said County, to which plan reference made for a more complete and detailed description of said lot.

Being the same property conveyed to Latony Baugh, by Quit Claim Deed dated November 5, 2021 from Raushanah Hasan and LaTony Baugh of record in Instrument # 202111050148281, Register's Office for Davidson County, Tennessee. Rashonia Taylor Baugh joins in this conveyance to convey any interest she may have in said property, particularily her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1720 Autumn Ridge 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 do 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. Whenever 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 my/our hand(s) this 7th day of March, 2022.

* LaTony Baugh
Latony Baugh

Raushanah Hasan
Raushanah Hasan

Rashonia Taylor-Baugh
Rashonia Taylor Baugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2022, before me personally appeared Latony Baugh, Raushanah Hasan, and Rashonia Taylor,* 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.

* Baugh

Witness my hand, at office, this 7th day of March, 2022.

Tammy Morris
Notary Signature
My commission expires: 9-23-25

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 03/07/2022 (date of document).

Affiant Signature

03/07/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 7th day of March, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

