Karen Johnson Davidson County
Batch# 829482 DEEDWARR
03/28/2022 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20220328-0035377

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-829

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of March, 2022

Notary Public

Commission Expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Resicap Tennessee Owner II LLC 3630 Peachtree Rd., Ste 1500 Atlanta, GA 30326	NEW OWNER	086-11-0B-011.00-CO

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,

NashRent, LLC, a Tennessee limited liability company

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

Resicap Tennessee Owner II 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:

Being Unit No. 3, Building No. 9 as shown by plan of Raintree Village (A Condominium) created under Chapter 27, Title 64 of the Tennessee Cote Annotated, as established by a Master Deed of record in Book 4753, Page 140 in the Register's Office for Davidson County, Tennessee, as amended and modified by Deed of Amendment of record in Book 4980, Page 378, Register's Office for said County and any other amendments thereto, and as shown on the Revised Plat of Hermitage Woods Condominium Apartments Phase II and II-A of record in Book 4860, Pages 62-64, said Register's Office to which plat reference is here made for a complete and accurate description thereof and an undivided interest in and, to limited and common elements appurtenant thereto. Garage No. 9-3 is a limited common element for the exclusive use of the occupant of said Unit.

Being the same property conveyed to Keith M. Wright and wife, Denise M. Wright, by Warranty Deed from Richard Boyce of record in Instrument No. 20001101-0108328 Register's Office for Davidson County, Tennessee, dated October 31, 2000 and recorded on November 1, 2000. (Value of consideration shown in aforementioned deed $120,000.00.)

Being the same property conveyed to Keith M. Wright, a married man, by Quitclaim Deed from Denise M. Wright, a married woman, of record in Instrument No. 20191230-0134232 Register's Office for Davidson County, Tennessee, dated December 19, 2019 and recorded on December 30, 2019. (Value of consideration shown in aforementioned deed $0.00.

Being the same property conveyed to Nashrent, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Keith M. Wright, a single man, of record in Instrument No. 20211022-0142179 Register's Office for Davidson County, Tennessee, dated October 8, 2021 and recorded on October 22, 2021. (Value of consideration shown in aforementioned deed $107,500.00.)

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: 413 Raintree Place, Hermitage, TN 37076

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 18th day of March, 2022.

NashRent LLC, a Tennessee Limited Liability Company

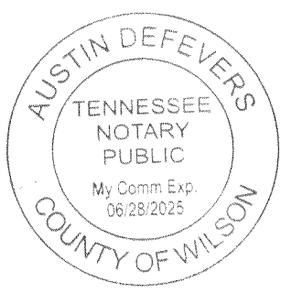
By: _____, Member
Brian Mullins, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned notary of the state and county mentioned, personally appeared Brian Mullins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of NashRent LLC, the within named bargainor, a Limited Liability Company, and that such Brian Mullins as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Mt. Juliet, TN this 18th day of March, 2022.

_____
Notary Signature
My commission expires: 06/28/2025



Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 March 21, 2022.

Tori Cole

Affiant Signature

Date: 3/21/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 21, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

