Karen Johnson Davidson County
Batch# 880787 DEEDWARR
06/29/2022 02:36:30 PM 5 pgs
Fees: $28.00 Taxes: $932.40
20220629-0075423

WHEN RECOREDED MAIL TO:
6100 TENNYSON PARKWAY
PLANO, TX 75024

Hello, the last recorded deed shows it was conveyed to Greg and Wife Dianne. The grantor on this order shows S & B Capital Properties. Can you please advise

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RS RENTAL III-A, LLC	RS RENTAL III-A, LLC	107 05 0 063.00
32 MERCER ST, 4TH FLOOR NEW YORK, NY 10013	32 MERCER ST, 4TH FLOOR NEW YORK, NY 10013	

For good consideration, I (We) **S & B CAPITAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** whose mailing address is 3501 RAINBOW PL, NASHVILLE, TN 37204, hereby bargain, deed and convey to **RS RENTAL III-A, LLC A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 32 MERCER ST, 4TH FLOOR, NEW YORK, NY 10013, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 87, on the Plan of Bel-Air, Section One, of record in Book 2900, Page 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 87 fronts 63.0 feet on the southerly margin of Dabbs Avenue and extends back between parallel lines 140 feet to a dead line in the rear.

Being the same property conveyed to S & B CAPITAL PROPERTIES, LLC by a Warranty Deed dated June 21, 2022 and recorded 06/28/2022 as Instrument No. 20220628-0074610, in the Register of Deeds for Davidson County, Tennessee.

APN: 107 05 0 063.00

Property Address: 1921 DABBS AVE, NASHVILLE, TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 21st day of June 2022.

S & B CAPITAL PROPERTIES, LLC

By: Bret Babcock

Name: BRET BABCOCK

Title: MEMBER

STATE OF TENNESSEE)
COUNTY OF Davidson)

The foregoing instrument was acknowledged before me this 21st day of June, 2022, by Bret Babcock, who is personally known to me (or satisfactorily proven) to be the member of _____ the _____ herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

Notary Public

My Commission Expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS the hands and seal of said Grantors this 21st day of June 2022.

S & B CAPITAL PROPERTIES, LLC

By: _____

Name: SAM LOURIE

Title: MEMBER

STATE OF TENNESSEE)
COUNTY OF Davidson)

The foregoing instrument was acknowledged before me this 21 day of June, 2022, by Sam Lourie, who is personally known to me (or satisfactorily proven) to be the _____ of _____ the _____ herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

_____
Notary Public

My Commission Expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 252,000.00 ~~XXXX~~, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 21 day of June, 2022.

Notary Public
My Commission Expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
RS RENTAL III-A, LLC
32 MERCER ST, 4TH FLOOR
NEW YORK, NY 10013

Name and Address of property owner:
RS RENTAL III-A, LLC
32 MERCER ST, 4TH FLOOR
NEW YORK, NY 10013

Tennessee Certification of Electronic Document

I, Georgina Ghio, 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 June 21, 2022 (date of document).

Affiant Signature

June 27th, 2022
Date

State of TEXAS
County of Collin

Sworn to and subscribed before me this 27th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-15-2025

NOTARY'S SEAL

SHAUN ROBERTSON
Notary ID #133396608
My Commission Expires
October 15, 2025