Karen Johnson Davidson County
Batch# 887506 DEEDWARR
07/12/2022 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,272.80
20220712-0080051

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC
25 Century Blvd., Suite 402
Nashville, TN 37214

Return To:
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119

State of Tennessee
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $344,000.00

Affiant

Subscribed & sworn to before me, this 12 day of July, 2022

Notary Public

My Commission Expires:

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

Property Address: 408 Terrapin Trl, Antioch, TN 37013 **Map/Parcel Number:** 164 16 0A 025.00	**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 **11th day of July, 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, **Maria Moreno Ayala, a married woman,** 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. 170 on the Plan of Section Two, Meadow Woods, as of record in Instrument No. 20000309-0024168, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description of said lot.

Being the same property conveyed to Maria Moreno Ayala, a Married Woman, by Cash Deed from Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20150504-0040043, in the Register's Office for Davidson County, Tennessee, dated April 29, 2015 and recorded on May 4, 2015. ***Romel Armando Molina Bonilla joins in this conveyance to transfer any marital rights he may have in said property.***

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 Antioch**, 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 11th day of July 2022

GRANTOR:

Maria Moreno Ayala

Maria Moreno Ayala

Romel Armando Molina Bonilla

Romel Armando Molina Bonilla

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2022, before me personally appeared Maria Moreno Ayala and Romel Armando Molina Bonilla, 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 11th day of July, 2022.

Jacqueline G Brown

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
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 07/11/2022 (date of document).

Affiant Signature

07/11/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 11th day of July, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

