DocuSign Envelope ID: C335EBF8-B08D-435F-9CA9-4E6A2912F13D

Karen Johnson Davidson County
Batch# 891582 DEEDWARR
07/20/2022 12:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20220720-0083162

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-3113

State of Tennessee
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

DocuSigned by:
Michael Eric Hensley
Affiant

LAURA D QUINN
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 28, 2023

Subscribed & sworn to before me, this 15th day of July 2022

DocuSigned by:
Laura Quinn
Notary Public

Notarized Online Using Audio-Video Communication

Property Address: 1965 Dabbs Avenue, Nashville, TN 37217 **Map/Parcel Number:** 107 05 0 094.00	**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 **15th 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**, The Hensley Group, LLC, a Tennessee Limited Liability Company** 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. 56 on the Plan of Bel-Air Section Two, of record in Book 2900, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 76 feet on the Westerly side of Dabbs Avenue and extends back 152 feet on the North line and 143 feet on the South line to a line in the rear on which it measures 55 feet.

Being the same property conveyed to Hensley Group, LLC, by Warranty Deed from Charles Douglas Gunselman and wife Teresa Gunselman, as to an undivided one-third interest, Kenneth D. Gunselman and wife, Cynthia L. Gunselman, as to an undivided one-third interest, and Rebecca Bowling Osborn, as to an undivided one-third interest, of record in Instrument No. 20220610-0066101, in the Register's Office of Davidson County, Tennessee, dated May 27, 2022 and recorded on June 10, 2022.

Being the same property conveyed to Charles Douglas Gunselman and wife Teresa Gunselman, as to an undivided one-third interest, Kenneth D. Gunselman and wife, Cynthia L. Gunselman, as to an undivided one-third interest, and Rebecca Bowling Osborn, as to an undivided one-third interest, by Quitclaim Deed from Charles Douglas Gunselman, of record in Instrument No.

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20120103-0000203 in the Register's Office of Davidson County, Tennessee, dated December 29, 2011, and recorded on January 03, 2012.

Being the same property conveyed to Charles Douglas Gunselman, by Warranty Deed from Charline F. Gunselman, a single person, of record in Instrument No. 20011019-0114546 in the Register's Office of Davidson County, Tennessee, dated August 31, 2001, and recorded on October 19, 2001.

Being the same property conveyed to Charline F. Gunselman, by Warranty Deed from Lyle Edwin Gleason, Jr. and wife, Jean Gleason, of record in Book 4710, Page 707, in the Register's Office of Davidson County, Tennessee, dated May 23, 1973, and recorded on May 25, 1973.

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.

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WITNESS the Grantor's hand on this 15th day of July 2022

GRANTOR:

The Hensley Group, LLC, a Tennessee Limited Liability Company

DocuSigned by:
By: Michael Eric Hensley
Michael Eric Hensley, Sole Member

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me personally appeared Michael Eric Hensley, 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 Sole Member of The Hensley Group, LLC, the within named bargainor, a Limited Liability Company, and that such Michael Eric Hensley as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, this 15th day of July, 2022.

DocuSigned by:
Notary Signature
Notarized Online Using Audio-Video Communication

LASHARA D QUINN
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 28, 2023

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 07/18/2022 (date of document).

Affiant Signature

07/18/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 18th day of July, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

