Karen Johnson Davidson County
Batch# 897124 DEEDWARR
08/01/2022 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220801-0087559

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-3503

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

State of Tennessee
County Williamson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed & sworn to before me, this 28 day of July, 2022

Notary Public

My Commission Expires:

Property Address: 3172 Penn Meade Way, Nashville, TN 37214 **Map/Parcel Number:** 052 13 0B 395.00	**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 **29th 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, **Anna M. Mode and Baden Mode, wife and husband** 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 10 on the Plan of River Glen Phase 6, of record in Instrument #20050602-0062805 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, page 571, and amended in Instrument No. 20040915-0111299 Register's Office for Davidson County , Tennessee, to which River Glen Phase 6 is submitted by Declaration of Submission of record as Instrument #20050713-0081132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anna M. Mode and Baden Mode, wife and husband, by Warranty Deed from Kimberly R. Sanderson, unmarried, of record in Instrument No. 20170706-0068144, in the Register's Office of Davidson County, Tennessee, dated June 30, 2017 and recorded on July 6, 2017.

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.

WITNESS the Grantor's hand on this 28 day of July 2022

GRANTOR:

Anna M. Mode

Baden Mode

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Williamson

On this 28 day of July, 2022, before me personally appeared Anna M. Mode and Baden Mode, 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 28 day of July, 2022.

Notary Signature
My commission expires:

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

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 07/28/2022 (date of document).

Affiant Signature

07/28/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 28th day of July, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

