Karen Johnson Davidson County
Batch# 900517 DEEDWARR
08/08/2022 02:04:30 PM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20220808-0090138

WHEN RECORDED MAIL TO:
SPRUCE
6100 TENNYSON PARKWAY, SUITE 225
PLANO, TX 75024

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SPRUCE, 6100 TENNYSON PARKWAY, SUITE 225, PLANO, TX 75024
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 32 Mercer Street, 4th Fl New York, NY 10013	RS Rental III-A, LLC 32 Mercer Street, 4th Fl New York, NY 10013	**SEE EXHIBIT "A"**

For good consideration in the amount of **$400,000.00**, I (We) **Cash4yourhome LLC**, hereby bargain, deed and convey to **RS Rental III-A, LLC,** whose mailing address is 32 Mercer St., 4th Fl, New York, NY 10013, the following described land in Davidson County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

Meaning and intending to describe the same premises conveyed by Warranty Deed dated July 26, 2022 and recorded on July 28, 2022 with the Davidson County Tennessee Registry of Deeds in Book N/A Page N/A at Instrument No: 20220728-0086217.

WITNESS the hands and seal of said Grantors this 4th day of August 2022.

Ahmed Helaly

Cash4 Your Home LLC
By: Ahmed Helaly
It's: CEO

STATE OF Texas)
) SS.
COUNTY OF Harris)

On this 4th day of August 2022, before me personally appeared **Ahmed Helaly,** who proved to me on the basis of satisfactory evidence to be the person(s) is/are subscribed to the the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

(Seal)

Tabatha Halsell

Notary Public
My Commission Expires: 01/05/2025

Tabatha Halsell Notary Public, State of Texas

Notary registration number:132849934 Expiration date: 01/05/2025

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS

Tabatha Halsell

ID NUMBER
132849934
COMMISSION EXPIRES
January 5, 2025

State of Texas
County of Collin

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 400,000.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Printed Name: Shaun Roberts
Closing Agent, Spruce Land Services, LLC

SWORN TO AND SUBSCRIBED before me, this 8th day of August, 2022

NOTARY PUBLIC

SEAL

NOHELY ORELLANA
Notary ID #133756942
My Commission Expires
May 12, 2026

Exhibit A

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 254 on the plan of Caldwell County Estates, Section 5, of record in Plat Book 3300, Page 16, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Note: Being the same property conveyed to Brandon Good, an unmarried man by Warranty Deed from Jerry G. Hiland, Jr. and Elizabeth Anne Hiland and Mary Elizabeth Hiland, dated December 20, 2021 recorded on December 21, 2021 as Instrument No. 20211221-0168498 in the Register's Office of Davidson County, Tennessee.

Parcel ID No.: 14706021100

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 August 4, 2022 (date of document).

Georgina Ghio
Affiant Signature

08 August 2022
Today's Date

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this 8th day of August, 2022.

NOHELY ORELLANA
Notary ID #133756942
My Commission Expires
May 12, 2026

Nohely Orellana
Notary's Signature

MY COMMISSION EXPIRES: 5/12/2026

NOTARY'S SEAL