DocuSign Envelope ID: D750618C-0544-48F0-9206-A43529ED7846

Karen Johnson Davidson County
Batch# 905530 DEEDWARR
08/19/2022 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220819-0094034

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-3682

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

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

DocuSigned by:
Ralph James Bernardine
Affiant

Subscribed & sworn to before me, this 16th day of August, 2022

DocuSigned by:
LaShara Quinn
Notary Public

My Commission Expires:

Property Address: 123 Colemont Court, Antioch, TN 37013 **Map/Parcel Number:** 148 14 0 142.00	**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 18th **day of August, 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**, JBT Group LLC, a Pennsylvania 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. 213-A on the Plan of the Resubdivision of Reserved Parcels "B" & "C" of Colewood Acres - Section 3, as of record in Book 4955, Page 6, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to JBT Group, LLC, a Pennsylvania Limited Liability Company, by Warranty Deed from New Leaf Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220818-0093819, in the Register's Office of Davidson County, Tennessee, dated 08/18/2022 and recorded on 08/18/2022.

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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 16th day of August 2022

GRANTOR:

JBT Group LLC, a Pennsylvania Limited Liability Company

DocuSigned by:
By: Ralph James Bernardine
Ralph James Bernardine, Authorized Signer

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, personally appeared Ralph James Bernardine, 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 Authorized Signer of JBT Group LLC, the within named bargainor, a Limited Liability Company, and that such Ralph James Bernardine as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, this 16th day of August, 2022.

DocuSigned by:
LaShara Quinn
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 08/18/2022 (date of document).

Affiant Signature

08/18/2022
Date

State of Tennessee

County of Shelby

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

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

