Karen Johnson Davidson County
Batch# 912814 DEEDWARR
09/06/2022 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220906-0099897

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-4209



State of Tennessee
County Montgomery

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Lauren Ashley Hays and Joseph Nelson Hays
Affiant

Subscribed & sworn to before me, this 31 day of August, 2022

Kellie A. Brooks
Notary Public

My Commission Expires: 02/14/2023

Property Address: 96 Rose St, NASHVILLE, TN 37210 **Map/Parcel Number:** 119 02 0 134.00	**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 **6th day of September, 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, **Lauren Ashley Hays and Joseph Nelson Hays, 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 Tract No. 3 as shown on the Plan of Glenrose Subdivision, as of record in Book 1424, Page 142, Register's Office for said County.

Said Tract No. 3 is described as follows: Beginning on the Northerly margin of Rose Street at the Southeast corner of Lot No. 20; thence North 0 degrees 10' East 135 feet; thence North 78 degrees 36' East 65.6 feet; thence South 42 degrees 26' East 137.7 feet to the Northwesterly margin of Rose Street; thence with the same around a slight curve Southwesterly 169.55 feet.

Being the same property conveyed to Lauren Ashley Hays, by QuitClaim Deed from Pamela Thoni Himebaugh, of record in Instrument No. 20190603-0052442, in the Register's Office of Davidson County, Tennessee, dated May 06, 2019 and recorded on June 03, 2019.

Joseph Nelson Hays joins for the purpose of conveying any and all rights he/she may have arising from his/her marriage to Grantor, including homestead. Spouse does not join in the warranties and covenants of this deed.

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 31st day of ~~September~~ August 2022

GRANTOR:

Lauren Ashley Hays

Lauren Ashley Hays

Joseph Nelson Hays

Joseph Nelson Hays

STATE OF TENNESSEE
COUNTY OF Montgomery

On this 31st **day of** ~~September~~ August **, 2022, before me personally appeared Lauren Ashley Hays and Joseph Nelson Hays, 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 31 **day of** ~~September~~ August**, 2022.**

Kellie A. Brooks

Notary Signature
My commission expires: 02/14/2023

KELLIE A. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

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 08/31/2022 (date of document).

Affiant Signature

08/31/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 31st day of August, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

