Karen Johnson Davidson County
Batch# 917067 DEEDWARR
09/15/2022 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $906.87
20220915-0103045

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-4225

LASHARA D QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-28-2023

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $245,100.00

Affiant

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

Notary Public

My Commission Expires:

Property Address: 112 Lane Wood Court, Nashville, TN 37211 **Map/Parcel Number:** 147 08 0 216.00	**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 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, **Imperial Home Offer, LLC, a Florida 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:

Being Lot No. 41 on the Plan of Section 4, Beverly Heights, as of record in Plat Book 5200, Page 263, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Imperial Home Offer, LLC, by Warranty Deed from Lula M. Teague of record in Instrument No. 20220915-0102858 in the Register's Office of Davidson County, Tennessee, dated September 15, 2022 and recorded on September 15, 2022.

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 14 day of September 2022

GRANTOR:

Imperial Home Offer, LLC, a Florida Limited Liability Company

By: _____
Ed Costa Araujo, Authorized Signer

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, , personally appeared Ed Costa Araujo, 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 Imperial Home Offer, LLC, the within named bargainor, a Limited Liability Company, and that such Ed Costa Araujo 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 14 day of September, 2022.

_____
Notary Signature

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 09/15/2022 (date of document).

Affiant Signature

09/15/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 15th day of September, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY