Karen Johnson Davidson County
Batch# 917649 DEEDWARR
09/16/2022 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220916-0103525

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-3847

State of TN.
County Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

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

Marion C. Ashworth
Notary Public

My Commission Expires: Sept 27, 2022

MARION C. ASHWORTH NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Property Address: 2545 BETHWOOD DR, NASHVILLE, TN 37207 **Map/Parcel Number:** 072 01 0 037.00	**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 **16th 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, **Mary Sue Smith, a widow, Sandra Denise Smith, a single woman, Sherrill D. Smith-Sims, a single woman, and Sharon Darlene Smith, a single woman** 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. 107 on the Plan of Section 2, Shepardwood Subdivision, of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee. Said Lot No. 107 fronts 60.0 feet on the Southerly side of Bethwood Drive and runs back 137.0 feet on the Westerly line and 136.15 feet on the Easterly line to a line at the rear on which it measures 60.08 feet. Being the same property conveyed to Mary Sue Smith, unmarried, Sandra D. Smith, Sherrill D. Smith Sims, and Sharon D. Smith, tenants in common with right of survivorship, by Quitclaim Deed from Mary Sue Smith, unmarried, of record in Instrument No. 20210510-0062318 in the Register's Office for Davidson County, Tennessee, dated May 06, 2021 and recorded on May 10, 2021.
Being the same property conveyed to Napoleon Smith and wife, Mary Sue Smith, by Warranty Deed from Bettye F. Browne, single, of record in Book 4896, Page 588, in the Register's Office for Davidson County, Tennessee, dated March 14, 1975 and recorded on March 17, 1975. The said Napoleon Smith died on May 21, 2013, leaving Mary Sue Smith as surviving tenant by the entirety.

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 15th day of September 2022

GRANTOR:

9-15-22
Mary Sue Smith

9/15-22
Sherrill D. Smith-Sims

9/15/22
Sandra Denise Smith

9/15/22
Sharon Darlene Smith

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of September, 2022, before me personally appeared Mary Sue Smith, Sandra Denise Smith, Sherrill D. Smith-Sims and Sharon Darlene Smith, 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 15th day of September, 2022.

Marion C. Ashworth
Notary Signature
My commission expires: 9/25/2022

MARION C. ASHWORTH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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

