Karen Johnson Davidson County
Batch# 921444 DEEDWARR
09/26/2022 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220926-0106505

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-3787

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

State of Tennessee
County Williamson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed & sworn to before me, this 26 day of September, 2022

Notary Public

My Commission Expires:

| **Property Address:** 316 Bonnavue Drive, Hermitage, TN 37076<br>**Map/Parcel Number:** 075 05 0 001.00 | **Name & Address of New Owner**<br>RS Rental III-A, LLC, a Delaware Limited Liability Company<br>32 Mercer St. 4th Floor<br>New York, NY 10013 | **Send Tax Bills To:**<br>RS Rental III-A, LLC, a Delaware Limited Liability Company<br>32 Mercer St. 4th Floor<br>New York, NY 10013 |
|---|---|---|

Effective as of **26th 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, **Timothy Arrington, an unmarried man** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 684, on the plan of Section Seven, Hermitage Hills, as of record in Plat Book 3300, Pages 62 and 63, Register's Office for said county. Said Lot No. 684 fronts 74.9 feet on the Northerly side of Bonnavue Drive and extends back 185.00 feet on the Easterly line and 167.6 feet on the Westerly line to a dead line in the rear, measuring 88.3 feet thereon. Being the same property conveyed to Timothy Arrington, by Warranty Deed from Carless Wayne Neeley and Pamela B. Neeley, of record in Instrument No. 20061204-0148862, in the Register's Office of Davidson County, Tennessee, dated November 29, 2006 and recorded on December 4, 2006.

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 Hermitage**, 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 26 day of September 2022

GRANTOR:

Timothy Arrington

**STATE OF TENNESSEE**
**COUNTY OF ~~SHELBY~~ Williamson**

**On this 26 day of September, 2022, before me personally appeared Timothy Arrington, 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 26 day of September, 2022.**

**Notary Signature**
**My commission expires:**

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 09/26/2022 (date of document).

Affiant Signature

09/26/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 26th day of September, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

