Karen Johnson Davidson County
Batch# 935705 DEEDWARR
10/31/2022 12:45:30 PM 8 pgs
Fees: $43.00 Taxes: $1,124.80
20221031-0117409

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-4478

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 $304,000.00

Affiant

Subscribed & sworn to before me, this 28th day of October, 2022

Notary Public

Property Address: 109 HARDWICK CT, GOODLETTSVILLE, TN 37072 **Map/Parcel Number:** 026 07 0 035.00	**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 **31st day of October, 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, **Beverly Gayle Dycus, a married woman, and Glenda Joy Clark, a married 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 (s) 141, as shown on the map entitled Windsor Green, Phase I, Section II, of record as Plat Book 6250, page 45, Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete and accurate legal description. Being the same property conveyed to Nova June Pursell, a one-half undivided interest, Beverly Gayle Dycus, a one-fourth undivided interest, and Glenda Joy Clark a one-fourth undivided interest, by Warranty Deed from Michael Dwayne Dycus and wife, Beverly Gayle Dycus, Myra Kay Bell, a single person, and Lesia Dale Hale and husband, David Ellis Hale, of record in Instrument No. 20121003-0090573, in the Register's Office of Davidson County, Tennessee, dated September 21, 2012 and recorded on October 03, 2012. The said Nova June Pursell having since died testate on April 08, 2022, Being the same property conveyed to Beverly Gayle Dycus and Glenda Joy Clark by Quitclaim Deed from Merryman, Michael Dycus, Cory Dycus, Graden Dycus, and Justin Orme, as beneficiaries of the Last Will and Testament of Nova June Groover Pursell, of record in the Register's Office of Davidson County, Tennessee at Instrument No. 20221031-0117313. Beverly Gayle Dycus and Glenda Joy Clark convey the subject property herein as the sole heirs of Nova June Pursell, as evidenced by Affidavits of Heirship being recorded simultaneously herewith, and as the remaining beneficiaries of the Last Will and Testament of Nova June Groover Pursell, attached hereto as Exhibit A.

Grantors aver that subject property was neither of their marital residences.

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 GOODLETTSVILLE**, 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 27TH day of October 2022

GRANTOR:

Beverly Gayle Dycus

Glenda Joy Clark

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 27TH day of October, 2022, before me personally appeared Beverly Gayle Dycus, Glenda Joy Clark and , 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 27TH day of October, 2022.

Notary Signature
My commission expires: 08/19/2025

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

LAST WILL AND TESTAMENT
OF
NOVA JUNE GROOVER PURSELL

I, Nova June Groover Pursell of Madison, Davidson County, Tennessee, declare that this is my Last Will and Testament and I hereby revoke all other wills and codicils that I have made.

ARTICLE I
CO-EXECUTRIX AND TRUSTEE

I appoint Beverly Gayle Dycus and Glenda Joy Clark as co-executrix of this will. In the event that either Beverly Gayle Dycus or Glenda Joy Clark predeceases me, or for any other reason is unable serve, then I designate that other named co- executrix shall serve as the sole executrix under this will.

ARTICLE II
PAYMENT OF DEBTS AND TAXES

A. I direct that my co-executrix pay my debts, expenses of my last illness, funeral expenses, costs of administration, and claims allowed in the administration of my estate from the principal of my residuary estate.

B. I direct my co-executrix to pay out of the principal of my residuary estate all inheritance, transfer, estate and similar taxes (including interest and penalties), assessed or payable by reason of my death on any property or interest in property which is included in my estate for the purpose of computing such taxes. My co-executrix shall not require any recipient of such property or interest in such property to reimburse my estate for taxes paid under this paragraph except to the extent my co-executrix has a right by law or otherwise to recover taxes payable by reason of property in which I have an income interest for life and for which a marital deduction was previously elected and allowed.

ARTICLE III
PROPERTY

All my residuary estate which I define as all real and personal property, wherever situated and whenever acquired by me in which I have any interest at the time of my death, including property in which I have a reversionary interest, or interest in any option to purchase, and all property which is not otherwise effectively disposed of under this Will (but excluding any property over which I have a power of appointment at my death), and which is not otherwise disposed of herein I leave as follows:

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1. I leave Forty-Five percent (45%) of my residuary estate to my daughter, Beverly Gayle Dycus.

2. I leave Forty-Five percent (45%) of my residuary estate to my daughter, Glenda Joy Clark

3. I leave the remainder of my residuary estate to be divided equally between my grandchildren Chandra D'Ann Merryman, Michael Dwayne Dycus, Cory Daine Dycus, Graden Ray Dycus and Justin Daniel Orme.

ARTICLE IV

FIDUCIARY POWERS

A.1. In the administration of any property in my estate, whether owned by me at the time of my death or subsequently acquired by my co-executrix, my co-executrix shall have the powers as provided in the Tennessee Code Annotated Section 35-50-110 as amended from time to time or as similarly provided in other sections of Tennessee law, to be exercised as the co-executrix, in their discretion, determine to be the best interests of the beneficiary.

2. If my co-executrix elect to file joint income tax returns with my spouse, or consents to treat gifts made by either of us during my life as made one-half by each of us, my co-executrix may, in its discretion, pay out of the principal of my estate the entire amount or any part of the tax due.

3. My co-executrix shall have the power and discretion, to select assets to be sold by my estate for the payment of debts, taxes and pecuniary legacies in a manner that will minimize the recognition by my estate of gain for federal income tax purposes. My co-executrix shall have the right to exercise any options and elections under the tax laws applicable to my estate, as the co-executrix determine should be made. No compensating adjustments between income and principal, nor with respect to any bequest or devise, shall be made even though the options and elections may affect the interests of the beneficiaries. The action of my co-executrix with respect to options and elections made shall be conclusive and binding upon all beneficiaries.

Whenever any reference is made to co-executrix, trustee, or custodian, then the singular shall include the plural and the masculine shall include the feminine and neuter gender.

I now sign this will in the presence of the witnesses whose names appear below, and request that they witness my signature and attest to the due execution of this my will this 9th day of January 2012..

202210310117409

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, of said county, Jeff Williams with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged executing the foregoing Affidavit for the purposes therein contained.

Witness my hand and seal this 9th day of January 2012.

Notary Public

My Commission Expires: 12/22/13



202210310117409

Nova June Groover Pursell

Nova June Groover Pursell, in our presence, signed and published this instrument. Before he signed it, he declared to us that it was his will and requested that we act as witnesses to its due execution. We in his presence and in the presence of each other signed our names as witnesses, all of which was done on the date of this instrument.

Witness

1769 Woods Ferry Rd.
Collatin, TN 37066

Witness

5673 Oaks Drive
Brentwood, TN 37027

202210310117409

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Kimberly Woods and Jeff Williams, being severally and duly sworn, depose and say as follows:

We are acquainted with Nova June Groover Pursell who executed the instrument annexed hereto, consisting of three (3) typewritten pages dated the 9th day of January 2012, on that date, by subscribing her name at the end thereof in the presence of each of us.

At the time of subscribing said will, Nova June Groover Pursell declared the instrument so subscribed by her to be her Last Will and Testament, and requested that we sign our names thereto as witnesses at the end of said instrument. Upon her request we so signed our names in her sight and presence, and in the sight and presence of each other.

At the time of signing said Last Will and Testament Nova June Groover Pursell was known to us to be past the age of eighteen years, and in our opinion was of sound mind, memory and understanding, and not under any restraint or in any respect incompetent to make a Last Will and Testament.

This affidavit is made at the request of Nova June Groover Pursell.

The annexed Last Will and Testament was examined by the undersigned witnesses at the time this affidavit was made.

Kimberly Woods

Jeff Williams

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, of said county, Kimberly Woods with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged executing the foregoing Affidavit for the purposes therein contained.

Witness my hand and seal this 9th day of January 2012.

Don Palmer
Notary Public

My Commission Expires: 12/22/13

DON PALMER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

202210310117409

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 10/28/2022 (date of document).

Affiant Signature

10/28/2022
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 28th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025