Karen Johnson Davidson County
Batch# 936606 DEEDWARR
11/01/2022 01:39:30 PM 7 pgs
Fees: $38.00 Taxes: $1,024.90
20221101-0117895

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-4606

State of Tennessee
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $277,000.00

Affiant

Subscribed & sworn to before me, this 1 day of November, 2022

Notary Public

My Commission Expires:

JOSEPH CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25

| **Property Address:** 338 ELYSIAN FIELDS RD, NASHVILLE, TN 37211<br>**Map/Parcel Number:** 133-15-0-039 | **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 **1st day of November, 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, **Delton O. Bailey, III, a married 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:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Paragon Hills, as of record in Book 3300, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 60.0 feet on the Northwesterly side of Elysian Fields Road and extends back 175.2 feet on the Northeasterly line and 165.8 feet on the Southwesterly line, to a dead line in the rear, measuring 60.6 feet thereon.

Being the same property conveyed to Billy H. Moss and wife, Marie Moss, by Warranty Deed from Judith Kay Dillon, unmarried, of record in Book 5889, Page 806, in the Register's Office of Davidson County, Tennessee, dated May 21, 1982 and recorded on May 24, 1982. The said Billy H. Moss died on May 13, 2007, then Marie Moss died August 17, 2022 testate, devising subject property to Delton O. Bailey, III. See Probate Case No. 22P1822, Davidson County Circuit Court.

Grantor avers subject property was never his marital residence

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 28th day of ~~November~~ OCTOBER 2022

GRANTOR:

Delton O Bailey III

Delton O. Bailey, III, Beneficiary

**STATE OF TENNESSEE**
**COUNTY OF** WILLIAMSON

**On this** 28th **day of** OCTOBER**, 2022, before me personally appeared Delton O. Bailey, III, 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** 28th **day of** OCTOBER**, 2022.**

Kristen Gevinski

**Notary Signature**
**My commission expires:** 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

COPY

EFILED 09/28/22 12:03 PM CASE NO. 22P1822 Joseph P. Day, Clerk

# Last Will and Testament

of

**MAMIE M. MOSS**

I, **MAMIE M. MOSS**, domiciled in Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish, and declare this to be my Last Will and Testament, hereby revoking all former Wills and Codicils to Wills at anytime heretofore made by me.

**ARTICLE I**

I direct that all my just debts, my funeral expenses and the costs of the administration of my estate be paid as soon as possible after my death. My Executrix in her sole discretion may pay from my domiciliary estate all or any portion of the costs of ancillary, Administration and similar proceedings in other jurisdictions.

**ARTICLE II**

I will, devise, and bequeath my entire estate to my husband, Billy Moss.

If my husband has predeceased me, then I will my real property to my son Delton O. Bailey, III.

If my husband has predeceased me, I will my vehicle to my son Delton O. Bailey, III. I also will my dog to him.

If my husband has predeceased me, then I will Becky Lynn Flowers all monies on deposit in my checking account at Regions bank.

If my husband has predeceased me, then I will my family Bible to Mamie Lee Kirmse.

If my husband has predeceased me, then I will my jewelry and household furnishings to my children Delton O. Bailey, III, Becky Lynn Flowers, and Mamie Lee Kirmse in equal shares on the basis of monetary value.

Testatrix



202211010117895

COPY

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All the rest, residue, and remainder of my estate, whether real, personal, or mixed, wheresoever situate, I will, devise, and bequeath to my children children, Delton D. Bailey, III, Becky Lyon Flowers, and Mamie Lee Kirmse in equal shares on the basis of monetary value.

**ARTICLE III**

I hereby nominate and appoint Becky Lyon Flowers as my Executrix of this my Last Will and Testament. I authorize my Executrix to do any and all things which in her sole opinion are necessary to complete the administration and settlement of my estate. I expressly give my Executrix power to convey land and grant title within the terms of this Will. I further direct that Executrix serve without bond and I waive inventory and accounting.

**IN WITNESS WHEREOF**, I have subscribed my name on this the [redacted] day of [redacted], 2007 at Nashville, Tennessee.

Mamie M. Moss, Testatrix

The foregoing instrument consisting of two (2) typewritten pages was, at the date thereof, signed, published, and declared by the said MAMIE M. MOSS, as and for her Last Will and Testament in our presence, and we, the undersigned, at her request, and in her presence, and in the presence of each other, have subscribed our signatures as witnesses, this attestation clause having been read by us and we having noted that the events herein enumerated took place as stated.

WITNESS [redacted] ADDRESS [redacted]

WITNESS [redacted] ADDRESS [redacted]

Page two of two pages and last.

MOSS-W/Attmpts

COPY

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# AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, after first being duly sworn according to law, depose and say:

1. That they are adult citizens of the State of Tennessee.

2. That they witnessed the execution of the Last Will and Testament of MAMIE M. MOSS, dated the 21st day of [illegible], 2007, to which this affidavit is attached, and that this affidavit is being made at the request of the Testatrix, and in accordance with Tennessee Code Annotated, 32-2-110.

3. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the instance and at the request of the Testatrix and in her presence and in the presence of each other, at the place and on the date recited in said Last Will and Testament.

4. That the Testatrix signed said paper writing as and for her Last Will and Testament in their sight and presence.

5. That at the time they witnessed said Will, the Testatrix was, in their opinion, of sound mind.

WITNESS

WITNESS

Sworn to and subscribed before me, a Notary Public, on this the 27 day of [illegible], 2007.

Notary Public

My Commission Expires: [illegible]

## Exhibit "A"
**Property Description**

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Paragon Hills, as of record in Book 3300, Page 100, Register's Office for Davidson County, Tennessee.

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Grantor avers subject property was never his marital residence

**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 11/01/2022 (date of document).

Affiant Signature

11/01/2022
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 1st day of November, 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