WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
The McNamee Firm
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-4639

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 $290,000.00

Affiant

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

Notary Public

My Commission Expires:

Property Address: 409 BLACK MOUNTAIN DR, ANTIOCH, TN 37013 **Map/Parcel Number:** 135-14-0A-081-00	**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 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, **Minouche Jean-Philippe fka Minouche Dauphin and Jimmy Jean-Philippe, wife and husband** 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. 96, on the Plan of Phase Three, Pinnacle Point Subdivision, of record in Plat Book 6900, Pages 391-393, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jimmy Jean-Philippe, an unmarried man & Minouche Dauphin, an unmarried woman, by Warranty Deed of record at Instrument No. 20060119-0007391, in the Register's Office of Davidson County, Tennessee, dated January 18, 2006 and recorded on January 19, 2006

Karen Johnson Davidson County
Batch# 941860 DEEDWARR
11/16/2022 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20221116-0122035

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 ANTIOCH**, 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 14TH day of November 2022

GRANTOR:

Minouche Jean-Philippe fka Minouche Dauphin

Jimmy Jean-Philippe

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ WILLIAMSON

On this 14TH day of NOV., 2022, before me personally appeared Minouche Jean-Philippe and Jimmy Jean-Philippe, 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 14TH day of NOV, 2022.

Kristen Gevinski
Notary Signature
My commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

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 11/15/2022 (date of document).

Affiant Signature

11/15/2022
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 15th 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