Karen Johnson Davidson County
Batch# 1121011 DEEDWARR
04/09/2024 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.37
20240409-0025204

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

L.A. QUINN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-7-2027

BS-TI-24-2435

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RS Rental III-B, LLC	**New Owner**	
(NAME)	(NAME)	**059-16-0-029.00**
199 Lafayette Street, 7th Floor		
(ADDRESS)	(ADDRESS)	
New York, NY 10012		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROLF MUNK AND JENNIFER L. MUNK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RS RENTAL III-B, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land Situated in Davidson County, Tennessee, being all of Lot No. 16 and the North 10 feet of Lot No. 17 on the Plan of J. B. Haynie's Cleveland Plan as shown by plat of record in Plat Book 161, Page 35, Registers Office for Davidson County, Tennessee.

Said Lot No. 16 and part of Lot No. 17 adjoin and front together 50 feet on the East side of Whites Creek Pike and run between parallel lines 138 feet, more or less, on the South line of part of Lot No. 17, and 135 feet, more or less, on the North line of Lot No. 16 along the South margin of Francis Street to an alley in the rear on which they measure 50 feet.

Being the same property conveyed to Rolf Munk and Jennifer L. Munk, husband and wife by Warranty deed from Emerald Creek Properties of record in Instrument No. 20140801-0069057 Register's Office for Davidson County, Tennessee, dated July 29, 2014 and recorded on August 01, 2014.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 35, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2435 Whites Creek Pike, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this the 8th DAY OF APRIL, 2024.

Rolf Munk

Jennifer L. Munk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROLF MUNK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER L. MUNK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Alan Alsobrook, 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 04/08/2024 (date of document).

Affiant Signature

04-08-2024

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 8 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 02-07-27

NOTARY'S SEAL

