# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$290,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 12 DAY OF JULY, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/14/2026

CASSIE TUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

Karen Johnson Davidson County
Batch# 1157539 DEEDWARR
07/12/2024 03:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20240712-0052701

**THIS INSTRUMENT PREPARED BY**
Hollingshead & Associates, PLLC, Hollingshead Title, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 2745-SSO

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP PARCEL |
|---|---|---|
| RS Rental III-B, LLC, a Delaware Limited Liability Company<br>199 Layfayette St<br>New York, NY 10012 | RS Rental III-B, LLC, a Delaware Limited Liability Company<br>199 Layfayette St<br>New York, NY 10012 | 059-05-0-217.00 |

For and in consideration of the sum of Two Hundred Ninety Thousand And 0/100 ($290,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

**CAROLYN OWEN WORTHY, AN UNMARRIED WOMAN,**

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

**RS RENTAL III-B, LLC, A DELAWARE LIMITED LIABILITY COMPANY,**

hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 222 on the Plan of BUENA VISTA ESTATES, SECTION 5 of record in Plat Book 4460, Page 22, Register's Office for said County, to which Plan reference is hereby made for more complete description thereof.

BEING the same property conveyed to Carolyn Owen Worthy by Quitclaim Deed from Artmas Leroy Worthy of record in Instrument No. 20110909-0070192, dated September 8, 2011, and recorded September 9, 2011, in the Register's Office for Davidson County, Tennessee. The herein described property is not now, nor has it ever been, the principal residence of the Grantor named herein.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 4187 Bob White Drive, Nashville, TN 37218.

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/or 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/or 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.

*[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]*

*[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR CAROLYN OWEN WORTHY, AN UNMARRIED WOMAN to RS RENTAL III-B, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR THE TRANSFER OF PROPERTY LOCATED AT 4187 BOB WHITE DRIVE, NASHVILLE, TN 37218.]*

Witness our/my hand on the 11th day of July, 2024.

Carolyn Owen Worthy

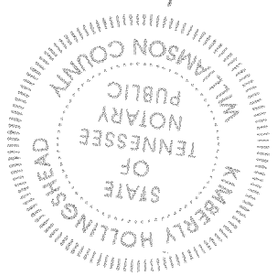
Carolyn Owen Worthy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carolyn Owen Worthy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of July, 2024.

Notary Public
My Commission Expires: 2/17/27



**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 7/11/2024 (date of document).

Affiant Signature

7/11/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 11 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27