THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF _____
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P24-16464-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 305,000.00. Affiant
Karen Johnson Davidson County Batch# 1160963 DEEDWARR 07/23/2024 12:08:30 PM 5 pgs Fees: $28.00 Taxes: $1,128.50 20240723-0055383	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2024 Notary Public MY COMMISSION EXPIRES: 10/05/25 (AFFIX SEAL)

NATASHA VUCKOVIC SOARES NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY My Comm. Exp. 10-05-25

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RS Rental III-B, LLC, a Delaware Limited Liability Company	**RS Rental III-B, LLC, a Delaware Limited Liability Company**	
199 Lafayette Street, 7th Floor	199 Lafayette Street, 7th Floor	052-13-0B-248.00
New York, NY 10012	New York, NY 10012	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Anthony L. Perez and Ivonne Z. Perez, Trustees of the Perez Family Trust, dated January 15, 2021**

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, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Condominium Plat River Glen Planned Unit Development Phase 5, Section 2 of record in Instrument No. 20031006-0147480, and as described in the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571; Instrument No. 20040915-0111299; Instrument No. 20040915-0111301; Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to The Perez Family Trust, UDT: January 15, 2021 by Quitclaim Deed from Anthony Perez and Ivonne Perez, husband and wife of record in Instrument No. 20210618-0082444 Register's Office for Davidson County, Tennessee, dated June 15, 2021 and recorded on June 18, 2021, and by Corrective Quitclaim Deed at Instrument No. 20240718-0054127, which is being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3105 Penn Meade Way, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 12th day of July, 2024.

The Perez Family Trust, dated January 15, 2021

BY: _____
Anthony L. Perez, Co-Trustee

BY: _____
Ivonne Z. Perez, Co-Trustee

STATE OF _____
COUNTY OF _____

See attached certificate

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Anthony L. Perez** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Co-Trustee** of the **The Perez Family Trust, dated January 15, 2021,** the within named bargainor, and Trust, and that he as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Anthony L. Perez as Co-Trustee.**

Witness my hand and seal this the ___ day of _____, 2024.

_____
Notary Public

My Commission Expires:

STATE OF _____
COUNTY OF _____

See attached certificate

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ivonne Z. Perez** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Co-Trustee** of the **The Perez Family Trust, dated January 15, 2021,** the within named bargainor, and Trust, and that she as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Ivonne Z. Perez as Co-Trustee.**

Witness my hand and seal this the ___ day of _____, 2024.

_____
Notary Public

My Commission Expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On July 12, 2024 before me, Josh Stittsworth, notary pubic
(insert name and title of the officer)

personally appeared Anthony L. Perez,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

JOSH STITTSWORTH
Notary Public - California
Orange County
Commission # 2361614
My Comm. Expires Jul 14, 2025

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On July 12, 2024 before me, Josh Stittsworth, notary pubic
(insert name and title of the officer)

personally appeared Ivonne Z. Perez,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

JOSH STITTSWORTH
Notary Public - California
Orange County
Commission # 2361614
My Comm. Expires Jul 14, 2025

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 7/12/2024 (date of document).

Affiant Signature

7/12/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 12 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