Karen Johnson Davidson County
Batch# 1173068 DEEDWARR
08/21/2024 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240821-0064414

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/11/2026
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0489

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
RS Rental III-B, LLC	RS Rental III-B, LLC	Map: 119-06-0-272.00
(NAME) 199 Lafayette Street, 7th Floor	(NAME) 199 Lafayette Street, 7th Floor	
(ADDRESS) New York, NY 10012	(ADDRESS) New York, NY 10012	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($340,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MAHER SHAMSON A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND KERLOUS KRAIKOUS A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY,

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, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 22, on the Plan of Section One, Rosewood Estates, of record in Book 4955, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and definite description.

Being the same property conveyed to Maher Shamson a married man as his sole and separate property and Kerlous Kraikous a married man as his sole and separate property, by deed from Nashville Metro

Holdings, LLC, A Tennessee limited liability company, of record in Instrument No. 20240703-0050291, dated July 2, 2024, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4955, Page 29, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 208 Glenrose Ct., Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 20th day of August, 2024.

Maher Shamshon

Maher Shamshon

Kerlous Kraikos

Kerlous Kraikos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 20th day of August, 2024.

My Commission Expires:

11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 8/20/2024 (date of document).

Affiant Signature

8/20/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 20 day of August, 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