Karen Johnson Davidson County
Batch# 1187285 DEEDWARR
09/27/2024 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240927-0075145

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
The McNamee Firm
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-24-2016

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

State of Tennessee
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed & sworn to before me, this 25 day of Sept, 2024

Notary Public

My Commission Expires: 3/11/2026

Property Address: 1407 Apache Lane, Madison, TN 37115 **Map/Parcel Number:** 053 09 0 092.00	**Name & Address of New Owner** RS Rental III-B, LLC, a Delaware Limited Liability Company 199 Lafayette St. 7th Floor New York, NY 10012	**Send Tax Bills To:** RS Rental III-B, LLC, a Delaware Limited Liability Company 199 Lafayette St. 7th Floor New York, NY 10012

Effective as of **24th day of September, 2024**, 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, **Emma Perez, an unmarried woman** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **RS Rental III-B, 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. 62-B on the Plan OF ZONE LOT DIVISION LOTS 58 THRU 62, PHASE II KIMBOLTON of record in Plat Book 6900, Page 792 through 794, inclusive, as amended in Plat Book 6900, Page 899, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 62-B fronts 41.35 feet on the Northerly margin of Apache Lane and extends back 191.97 feet on the Westerly line and 204.79 feet on the Easterly line to a dead line in the rear measuring 44.30 feet thereon.

Being the same property conveyed to Emma Perez, by Warranty Deed from Trevor M. Lauri and Andrea V. Lauri, husband and wife, of record in Instrument No. 20190626-0062071, in the Register's Office of Davidson County, Tennessee, dated June 24, 2019, and recorded on June 26, 2019.

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 **2024 Davidson County**, 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 24th day of September 2024

GRANTOR:

Emma Perez

Emma Perez

STATE OF Tennessee
COUNTY OF Davidson

On this 24th **day of** September, **2024, before me personally appeared Emma Perez, 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 24th **day of** September, **2024.**

Tuwana J. Bryant

Notary Signature
My commission expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 9/24/2024 (date of document).

Affiant Signature

9/24/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 24 day of September, 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