Karen Johnson Davidson County
Batch# 1213869 DEEDWARR
12/10/2024 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20241210-0096006

WARRANTY DEED

CASSANDRA TUCKER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 11, 2026
COUNTY OF SHELBY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2024.

Notary Public

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

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES
THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0660

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
RS Rental III-B, LLC, a Delaware Limited Liability Company	RS Rental III-B, LLC, a Delaware Limited Liability Company	Map: 05201034000
(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 TWO HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MAICHEL BASILIOUS, UNMARRIED,

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. 2, Burge Subdivision, of record in Book 6050, Page 446, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Maichel Basilious, unmarried, by deed from Erin Dias, Trustee of the 500 Forest Park Rd Trust, of record in Instrument No. 20241016-0080343, dated October 10, 2024, Register's Office for said County.

Being the same property conveyed to Maichel Basilious, unmarried, by deed from Erin Dias, Trustee of the 500 Forest Park Rd Trust, of record in Instrument No. 20241016-0080343, dated October 10, 2024, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6050, Page 446, 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.

The signature of Maichel Basilious is signed by his duly appointed Attorney-in-Fact, Hafez Ghobrial, pursuant to the Power of Attorney of record in Instrument No. 20241210-0095740 , said Register's Office.

unimproved ☐
This is improved ☒ property, known as 500 Forest Park Road, Madison, TN 37115

(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 5th day of December, 2024.

Maichel Basilious by Hafez Ghobrial as Atty-In-Fact

Maichel Basilious
By: Hafez Ghobrial, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Hafez Ghobrial, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Maichel Basilious, as his Attorney-in-Fact, as the free act and deed of the within named Maichel Basilious.

Witness my hand and official seal this 5th day of December, 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 12/5/2024 (date of document).

Affiant Signature

12/5/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 5 day of December, 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