Karen Johnson Davidson County
Batch# 1257411 DEEDWARR
04/08/2025 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250408-0026579

WARRANTY DEED

MARISSA BARNHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES DECEMBER 23, 2028

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Kristen Untaker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-23-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: RS Rental III-B, LLC, a Delaware Limited Liability Company	SEND TAX BILLS TO: RS Rental III-B, LLC, a Delaware Limited Liability Company	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
199 Lafayette Street, 7th Floor	199 Lafayette Street, 7th Floor	070 04 0 204.00
(ADDRESS)	(ADDRESS)	
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, **New Level Community Development Corporation, a Tennessee Nonprofit Corporation**, HEREINAFTER CALLED THE GRANTOR, HAS 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 GRANTEE, 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. 5, on the Plan of GROVER STREET SUBDIVISION, of record in Instrument No. 20020430-0052830, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO NEW LEVEL COMMUNITY DEVELOPMENT CORPORATION, BY WARRANTY DEED FROM LYNETTE PILLOW, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20120723-0064461, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to all easements, restrictive covenants and conditions including Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GROVER STREET SUBDIVISION, as recorded in Instrument No. 20020430-0052830; Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20120723-0064463; Davidson County taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2408 Grover St. Nashville, TN 37207
(House Number) (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 my hand this 2 day of April, 2025.

New Level Community Development Corporation

T Skipper EXECUTIVE DIRECTOR

By: Teresa Skipper, Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cari Allen, a Notary Public of said County and State, personally appeared Teresa Skipper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executive Director of **New Level Community Development Corporation**, and that she as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Executive Director.

WITNESS my hand and official seal at office this 2 day of April, 2025.

C. Allen

Notary Public
My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Tennessee Certification of Electronic Document

I, Susan P. Davis, 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 04.02.2025 (date of document).

Affiant Signature

04.02.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 02 day of April, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

KRISTEN WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES JUNE 18, 2028