Karen Johnson Davidson County
Batch# 1260269 DEEDWARR
04/15/2025 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250415-0028752

Name and Address of New Owner:
RS Rental III-B, LLC, a Delaware Limited Liability Company
199 Lafayette Street
7th Floor
New York, NY 10012

Send Tax Bills To:
New Owner

This Instrument Prepared By and Return To:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 162 01 0D 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Perla I. Tranquillino Gonzalez, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **RS Rental III-B, LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 18 on the Plan of MAPLE VALLEY SUBDIVISION, SECTION THREE, as of record in Plat Book 6900, Page 968, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Perla I. Tranquilino Gonzalez, a single woman, by Warranty Deed from Khosrow Khalili and Felore B. Gorai, married persons, of record in Instrument No. 20180716- 0068522, in the Register's Office of Davidson County, Tennessee, dated May 17, 2018 and recorded on July 16, 2018.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAPLE VALLEY SUBDIVISION, SECTION THREE, as recorded in Plat Book 6900, Page 968, Declaration of Covenants, Conditions and Restrictions recorded in Book 7932, Page 285 and as corrected in Book 8043, Page 754, in the Register's Office for Davidson County, Tennessee, and any other matters of record.

Improved property known as: 634 Maple Top Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

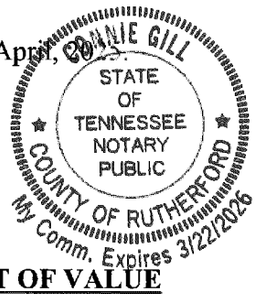
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of April, 2025.

Perla I Tranquilino Gonzalez (SEAL)
Perla I. Tranquillino Gonzalez

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

On this 8th day of April, 2025, before me personally appeared Perla I. Tranquillino Gonzalez, 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 8th day of April, 2025.



Notary Signature
My commission expires: 3/22/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee
COUNTY OF Shelby

Sworn to and subscribed before me this 11th day of April, 2025.

Kristen Whitaker
Notary Signature
My commission expires: 06/18/2026



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 04.08.2025 (date of document).

Affiant Signature

04.08.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 08 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