RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-5127-2021

Karen Johnson Davidson County
Batch# 814090 DEEDWARR
03/02/2022 02:54:58 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20220302-0023877

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of February, 2022

NOTARY PUBLIC

My commission expires: 8.1.22

HUNTLY GORDON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Rent-It Holdings, LLC 235 Noah Drive Franklin, TN 37064	Same address as new owner	149-09-0-178

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($150,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GULF, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RENT-IT HOLDINGS, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75, on the Plan of Section 3, Barclay Square, as shown by Plat appearing of record in Plat Book 4675, page 154, as amended in Book 4967, page 404, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Lot.

Being the same property conveyed to Gulf, LLC, by Quitclaim Deed from Simin Fani, dated ~~December~~ Feb 28, 2021, and of record in Instrument Number 20220302-0023876, said Register's office.

Being the same property conveyed to Simin Fani, unmarried from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., by Cash Deed dated 07/02/2013 and recorded 07/10/2013 in Instrument No. 20130710-0071301, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties, and .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HANDS, this 28 day of February, 2022.

GRANTOR(S)

Gulf, LLC, a Limited Liability Company

By: _____

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared PAROUH FAM with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon his oath acknowledged himself/herself to be the AUTH MBR of Gulf, LLC, the within named bargainor and that as such AUTH MBR, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said PAROUH FAM as such AUTH MBR.

WITNESS my hand and seal, this the 28 day of February, 2022.

HUNTLY GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

Huntley Gordon
Printed Notary Name

My commission expires: 8.1.22