Karen Johnson Davidson County
Batch# 814431 DEEDWARR
03/02/2022 03:15:59 PM 2 pgs
Fees: $13.00 Taxes: $518.00

20220302-0023901

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-5134-2021

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2022. NOTARY PUBLIC My commission expires: 8.1.22

HUNTLY GORDON NOTARY PUBLIC STATE OF TENNESSEE 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	148-08-0-168

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY THOUSAND AND 00/100 Dollars ($140,000.00) 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 4708 TERRAGON SERIES**, 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:

All that parcel or land in Davidson County, State of Tennessee, Being Lot No. 2, Terragon Trails Section 5 Second Revision, filed in Plat Book 5200, Page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gulf, LLC 4708 Terragon Series, a Delaware limited liability company from Farokh Fani, by Quitclaim Deed dated 09/07/2018 and recorded 09/12/2018 in Instrument No. 20180912-0090324, Register's Office of said County.

Being the same property conveyed to Farokh Fani from Citi Corp Trust Bank, FSB, by Special Warranty Deed, dated 05/06/2011 and recorded 05/23/2011 in Instrument No. 20110523-0039171 and corrected by Instrument No. 20110617-0046563, Register's Office for Davidson County, Tennessee.

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 28th day of February, 2022.

GRANTOR(S)

Gulf, LLC 4708 Terragon Series LLC,
a Delaware 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 FAROKH FAHL 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 4708 Terragon Series 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 FAROKH FAHL as such Auth Mbr.

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

_____
Notary Public

Huntly Gordon
Printed Notary Name

My commission expires: 8.1.22

HUNTLY GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY