RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-5126-2021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 814435 **DEEDWARR**
03/02/2022 03:20:36 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220302-0023905

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2022.

NOTARY PUBLIC

My commission expires: 8-1-22

HUNTLEY 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	120-02-0-104

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($350,000.00) 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 VENUS 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:

> Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Stardust Acres, of record in Book 1424, Page 92, 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 Venus Series, a Delaware limited liability company from Farokh Fani, by Quitclaim Deed dated 09/07/2018 and recorded 09/12/2018 in Instrument No. 20180912-0090356, Register's Office of said County.
>
> Being the same property conveyed to Farokh Fani, by Cash Deed, from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C., dated September 24, 2013, recorded September 25, 2013, of record in Instrument No. 20130925-0100665, 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 28 day of February, 2022.

GRANTOR(S)

Gulf, LLC Venus 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 FANI 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 Venus 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 FANI 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

Huntly Gordon
Printed Notary Name

My commission expires: 9.1.22

HUNTLY GORDON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY