RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-5092-2021

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 814443 **DEEDWARR**
03/02/2022 03:26:33 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220302-0023913

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 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 NUMBER: |
|---|---|---|
| Rent-It Holdings, LLC<br>235 Noah Drive<br>Franklin, TN 37064 | Same address as new owner | 120-06-0-015.00 |

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 SATURN 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. 158 on the Plan of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Gulf, LLC Saturn Series, a Delaware limited liability company, by Quitclaim Deed dated September 1, 2018 and recorded September 12, 2018 in Instrument #20180912-0090351, said Register's Office.
>
> Being the same property conveyed to Farokh Fani from the Secretary of Housing and Urban Development of Washington, D.C., by Cash Deed for Tennessee dated September 17, 2012 and recorded September 19, 2012 in Instrument #20120919-0085032, said Register's Office.

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/OUR HANDS, this 28 day of February, 2022.

GRANTOR(S)

Gulf, LLC Saturn 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 Saturn 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.

_____
Notary Public

HUNTLY GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Huntly Gordon
Printed Notary Name

My commission expires: 8-1-22