RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-5144-2021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 814457 **DEEDWARR**
03/02/2022 03:34:25 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220302-0023930

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 NUMBERS
Rent-It Holdings, LLC 235 Noah Drive Franklin, TN 37064	Same address as new owner	150-05-0-071.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($200,000.00) 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 ANDERSON 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. 626 on the Plan of Edge-O-Lake Estate, Section 12, of record in Book 3842, page 236, Register's office for said County, to which reference is hereby made for a more complete and accurate description.

Included in the above description, but expressly excluded, is the following tract of land conveyed to the Metropolitan Government of Nashville and Davidson County, by Agreed Final Order of the 3rd Circuit Court for Davidson County at Nashville, of record in Book 9570, page 933, Register's Office for said County, and being described as follows:

Being a part of Lot No. 626 on the Plat of Edge-O-Lake Estates, Section 12, as of record in Book 3842, page 236, Register's Office for Davidson County, Tennessee; Commencing at a point for right-of-way for street purposes in the southeastern boundary of said tract and a tract owned by Joseph M. Hicks, as of record in Book 5684, page 728, Register's Office for Davidson County, Tennessee, said point also lies on the existing north boundary of Anderson Road; Thence, in a westerly direction along the existing north margin of Anderson Road, for a distance of 9 feet, more or less, to the point of beginning; Thence, in a westerly direction along said margin of Anderson Road, for a distance of 22 feet, more or less, to a point; Thence, in a northerly direction for a distance of 4 feet, more or less, to a point; Thence, in a southerly direction, for a distance of 4 feet, more or less, to the point of beginning.

Being the same property conveyed to Gulf, LLC Anderson Series, a Delaware limited liability company, from Farokh Fani by Quitclaim Deed dated September 7, 2018 and recorded September

12, 2018 in Instrument #20180912-0090328, as corrected by Corrective Quitclaim Deed dated April 1, 2021 and recorded April 5, 2021 in Instrument #20210405-0043768, said Register's Office.

Being the same property conveyed to Farokh Fani from JPMC Specialty Mortgage, LLC, fka WM Specialty Mortgage LLC, by Special Warranty Deed dated April 8, 2009 and recorded April 14, 2009 in Instrument #20090414-0033803, 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 Anderson 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 Anderson 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
Printed Notary Name

My commission expires: 8-1-22

HUNTLY GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY