WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-3724

Karen Johnson Davidson County
Batch# 909259 DEEDWARR
08/29/2022 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.37
20220829-0097118

State of TENNESSEE
County HICKMAN

The actual consideration or value, whichever is greater, for this transfer is $320,100.00

Affiant

Subscribed & sworn to before me, this 19 day of AUGUST, 2022

Notary Public

My Commission Expires: 8-27-23

KAREN C. LAWSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HICKMAN

Property Address: 803 Patricia Drive, Nashville, TN 37217 **Map/Parcel Number:** 107 05 0 178.00	**Name & Address of New Owner** RS Rental III-A, LLC, a Delaware Limited Liability Company 32 Mercer St. 4th Floor New York, NY 10013	**Send Tax Bills To:** RS Rental III-A, LLC, a Delaware Limited Liability Company 32 Mercer St. 4th Floor New York, NY 10013

Effective as of **24th day of August, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Rent-It Holdings, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **RS Rental III-A, LLC, a Delaware Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Bel-Air, Section Two, of record in Book 2900, Pages 29-32, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Rent-It Holdings, LLC, by Warranty Deed from Gulf, LLC Patricia Series, of record in Instrument No. 20220302-0023907, in the Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 2, 2022. Being the same property conveyed to Gulf, LLC Patricia Series, a Delaware limited liability company, by Quitclaim Deed from Farokh Fani, of record in Instrument No. 20180912-0090350, in the Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 12, 2018. Being the same property conveyed to Farokh Fani, Married, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20121003-0090298, in the Register's Office for Davidson County, Tennessee, dated September 17, 2012 and recorded on October 03, 2012.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Grantor's hand on this 19 day of August 2022

GRANTOR:

Rent-It Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Donald Dabbs, Authorized Signer

STATE OF TENNESSEE
COUNTY OF HICKMAN

Before me, personally appeared Donald Dabbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Rent-It Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Donald Dabbs as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, this 19 **day of August, 2022.**

_____
Notary Signature

KAREN C. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

Tennessee Certification of Electronic Document

I, Stevie Friesth do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/19/2022 (date of document).

Affiant Signature

08/19/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 19th day of August, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

