RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-12537-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 968803 DEEDWARR
02/08/2023 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.17
20230208-0009215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $361,939.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of ~~January~~, 2023

NOTARY PUBLIC

My commission expires: _____

THREE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES

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
Mohammed Alsadi 116 Dowdy Court Nashville, TN 37013	~~Same address as new owner~~ Fairway Independent Mtg. 4201 Marsh Lane Carrollton, TX 75007	148-12-0-171

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY ONE THOUSAND NINE HUNDRED THIRTY NINE AND 00/100 Dollars ($361,939.00) 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, **RENT-IT HOLDINGS, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MOHAMMED ALSADI, A SINGLE MAN**, 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. 86 on the Plan of Hazelwood, Section 11, of record in Plat Book 4300, Page 22, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rent-It Holdings, LLC, from Gulf, LLC Dowdy Series, by Warranty Deed dated February 28, 2022 and recorded March 2, 2022 in Instrument #20220302-0023941, said Register's Office.

Being the same property conveyed to Gulf, LLC Dowdy Series, a Delaware limited liability company from Farokh Fani, by Quitclaim Deed dated 09/07/2018 and recorded 09/12/2018 in Instrument No. 20180912-0090336, Register's Office of said County.

Being the same property conveyed to Farokh Fani from HSBC Bank USA, N.A., Trustee on behalf of Ace Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Security Corp. Home Equity Loan Trust, Series 2005-SD3, Asset Backed Pass-Through Certificates, dated December 17, 2010, by Special Warranty Deed dated 12/16/2010 and recorded 01/19/2011 in Instrument No. 20110118-0004245, Register's Office of said County.

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.

This is ___unimproved _X__ improved property, known as: 116 Dowdy Court, Nashville, TN 37013

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 current year property taxes, which taxes are being prorated between the parties.

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 31st day of January, 2023

GRANTOR(S)

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

By: _____, MEMBER/MANAGER
Donald Dabbs, Member/Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Donald Dabbs, who represented themselves to be Member/Manager of Rent-It Holdings, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as Member/Manager of Rent-It-Holdings, LLC on behalf of Rent-It-Holdings, LLC.

WITNESS my hand and seal, this the 31st day of Jan, 2023.

_____
Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 29th, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 29, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 31, 2023.

J. Carlton Drumwright

January 31, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 31, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY