RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-13037-2023

WARRANTY DEED	
Karen Johnson Davidson County Batch# 976665 DEEDWARR 03/03/2023 12:24:30 PM 3 pgs Fees: $18.00 Taxes: $925.00 20230303-0015380	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of March, 2023 NOTARY PUBLIC My commission expires:

BRANDEE GILLIAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES APRIL 23, 2024

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:
Eduardo Aquirre and Claudia Quezada 2911 Anderson Rd Nashville, TN 37217	Same address as new owner	150-05-0-071

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($250,000.00) 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, **RENT-IT HOLDINGS, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EDUARDO AQUIRRE AND CLAUDIA QUEZADA, HUSBAND AND WIFE**, 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 Estates, 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 Rent-It Holdings, LLC, from Gulf, LLC Anderson Series, by Warranty Deed dated February 28, 2022 and recorded March 2, 2022 in Instrument #20220302-0023930,

said Register's Office.

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.

This is ___unimproved __X_ improved property, known as: 2966 Anderson Road, Nashville, TN 37217

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 1st day of March, 2023

GRANTOR(S)

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

By: _____
Alex Blake, Director

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Alex Blake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Director of Rent-It Holdings, LLC, and that he executed the within instrument for the purposes therein contained as said Director on behalf of Rent-It Holdings, LLC

WITNESS my hand and seal, this the 1 day of March 2023.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

_____
Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/1/23 (date of document).

Jennifer L. Pennell

3/3/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of March, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024