RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-13617-2023

Karen Johnson Davidson County
Batch# 994182 DEEDWARR
04/20/2023 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $893.20
20230420-0028918

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,405.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2023

NOTARY PUBLIC

My commission expires: 3/22/24

CONNIE GILL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

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 |
|---|---|---|
| Pedro A. De Leon Raymundo<br>Maria E Quezada<br>119 Beech lawn Dr.<br>Franklin TN 37064 | Same address as new owner<br>New Owner | 149-09-0-178 |

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY ONE THOUSAND FOUR HUNDRED FIVE AND 00/100 Dollars ($241,405.00) 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, **PEDRO A. DE LEON RAYMUNDO AND MARIA E. 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. 75 on the Plan of Section 3, Barclay Square, of record in Book 4675, page 154, as amended in Book 4967, page 404, 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 Rent-it Holdings, LLC, from Gulf, LLC, by Warranty Deed dated February 28, 2022 and recorded March 2, 2022 in Instrument #20220302-0023877, said Register's Office.

Being the same property conveyed to Gulf, LLC, from Simin Fani by Quitclaim Deed dated February 28, 2022 and recorded March 2, 2022 in Instrument #20220302-0023876, said Register's Office.

Being the same property conveyed to Simin Fani, unmarried, from Shaun Donovan, the Secretary of Housing and Urban Development of Washington, D.C., by Cash Deed for Tennessee dated July 9, 2013 and recorded July 10, 2013 in Instrument #20130710-0071301, 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: 613 Andrea Court, Antioch, 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 18th day of April, 2023

GRANTOR(S)

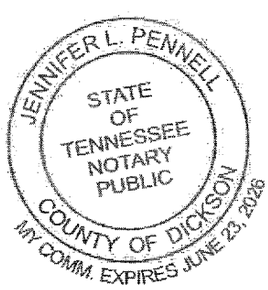
**Rent-it Holdings, LLC, a Tennessee Limited Liability Company**

By: _____
**Donald Dabbs, Member**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, **Donald Dabbs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **Rent-it Holdings, LLC**, the within named bargainor and that as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of **Rent-it Holdings, LLC**, by himself as Member on behalf of **Rent-it Holdings, LLC.**

WITNESS my hand and seal, this the 18 day of Apnl, 2023.




_____
Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 4/18/23 (date of document).

Affiant Signature

4/18/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

