RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-13577-2023

Karen Johnson Davidson County
Batch# 1002407 DEEDWARR
05/11/2023 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20230511-0035320

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 day of MAY, 2023.

NOTARY PUBLIC

My commission expires:

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

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37064

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Graham and Katherine Graham 4808 Trappers Ridge Antioch, TN 37013	Same address as new owner	149-09-0-193

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($349,900.00) 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, **DAVID GRAHAM AND KATHERINE GRAHAM, 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. 147 on the Plan of Terragon Trails, Section 2, of record in Book 5050, page 9, 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 Trappers Ridge Series by Warranty Deed dated February 28, 2022 and recorded March 2, 2022 in Instrument #20220302-0023926, said Register's Office.

Being the same property conveyed to Gulf, LLC Trappers Ridge Series, a Delaware limited liability company, from Farokh Fani by Quitclaim Deed dated September 7, 2018 and recorded September 12, 2018 in Instrument #20180912-0090354, said Register's Office.

Being the same property conveyed to Farokh Fani from Karima Yousseff and Melad Bekhit by Warranty Deed dated March 15, 2005 and recorded March 21, 2005 in Instrument #20050321-0030338, 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: 4808 Trappers Ridge, 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 4th day of May, 2023

GRANTOR(S)

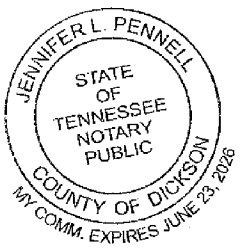
Rent-it Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Don Dabbs, Director

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Don Dabbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who represented himself to the Director of Rent-it Holdings, LLC and who acknowledged 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 4 day of May, 2023.



_____
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 5/4/23 (date of document).

Jennifer L. Pennell

5/11/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of May, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

