RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-15495-2023

Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-VR-23-27

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1018793 **DEEDWARR**
06/26/2023 09.32 03 AM 2 pgs
Fees $13 00 Taxes $1,147 00

20230626-0048270

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 160 day of June, 2023

NOTARY PUBLIC

My commission expires 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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
HHK Investments, LLC 2927 Berry Hill Drive Berry Hill, TN 37204	Same address as new owner	119-06-0-301

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TEN THOUSAND AND 00/100 Dollars ($310,000.00) 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, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HHK INVESTMENTS, LLC**, 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. 15 on the Plan of Rosewood Estates, Section 2, of record in Book 4955, page 125, 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 Jay Series, by Warranty Deed dated February 20, 2022 and recorded March 2, 2022 in Instrument #20220302-0023918, said Register's Office.

Being the same property conveyed to Gulf, LLC Jay Series, a Delaware limited liability company, from Farokh Fani by Quitclaim Deed dated September 7, 2018 and recorded September 12, 2018 in Instrument #20180912-0090344, said Register's Office

Being the same property conveyed to Farokh Fani from the Secretary of Housing and Urban Development of Washington, D.C., by Cash Deed for Tennessee dated October 11, 2011 and recorded October 12, 2011 in Instrument #20111012-0079195, 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: 27 Jay Street, Nashville, TN 37210

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 20th day of June, 2023

GRANTOR(S)

Rent-It Holdings, LLC, a Limited Liability Company

By: _____
Donald Dabbs, Director

By: _____
Alex Blake, Director

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Donald Dabbs and Alex Blake who represented themselves to be the Directors 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 they executed the within instrument for the purposes therein contained as said Directors, on behalf of Rent-It Holdings, LLC.

WITNESS my hand and seal, this the 20 day of June, 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: _____