RECORD AND RETURN TO
Limestone Title and Escrow, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No.: QTN-15786-2023

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LE-VB-23-4716

Karen Johnson Davidson County
Batch# 1026678 DEEDWARR
07/14/2023 02 46 40 PM 3 pgs
Fees $18 00 Taxes $806 60

20230714-0054243

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 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 |
|---|---|---|
| Bluebird Properties, LLC<br>9005 Overlook Blvd<br>Brentwood, TN 37027 | Same address as new owner | 148-15-0-097 |

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTEEN THOUSAND AND 00/100 Dollars ($218,000.00) 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, **BLUEBIRD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 46 on the Plan of Apache Hills, Section Five, Part Two, of record in Book 5050, page 39, 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 Arapaho Series, by Warranty Deed dated February 28, 2022 and recorded March 2, 2022 in Instrument #20220302-0023931, said Register's Office

Being the same property conveyed to Gulf, LLC Arapaho Series, a Delaware Limited Liability Company from Farokh Fani, by Quitclaim Deed dated 09/07/2018 and recorded 09/12/2018 in Instrument No 20180912-0090330, said Register's Office.

Being the same property conveyed to Farokh Fani, by Warranty Deed, from Stephanie Leeanne Garrett, Cathy Dawn Osborne, and Carol Jeanette Nunley, dated 04/28/2016, recorded 04/29/2016, or record in Instrument No 20160429-0042116, 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: 4716 Arapaho Bend, 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 7th day of July, 2023

GRANTOR(S)

Rent-It Holdings, LLC, a Limited Liability Company

By: _____
Alex Blake, Member/Director

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Alex Blake, who represented himself to be the Manager/Director 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 said Manager, on behalf of Rent-It Holdings, LLC

WITNESS my hand and seal, this the _____ day of _____, 202__.

See attached

_____
Notary Public

_____
Printed Notary Name

My commission expires. _____

## ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Farokh Fani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Franklin, Tennessee this 7 day of July, 2023.

Notary Public

My Commission Expires: _____

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

This Instrument Prepared by
Limestone Title & Escrow, LLC
580 Franklin Rd, Suite 203
Franklin, TN 37069

QTN-15786