Name and Address of New Owner:
Bichoy Saad
708 Canoe Ridge Point
Nashville, TN 37013

Send Tax Bills To:
Bichoy Saad
708 Canoe Ridge Point
Nashville, TN 37013

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 147-07-0-127

Karen Johnson Davidson County
Batch# 1074563 DEEDWARR
11/22/2023 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.17
20231122-0091089

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rent-It Holdings, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **BICHOY SAAD, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the 5th Civil District of Davidson County, Tennessee (formerly the 7th), being Lot No. 10 on the Plan of Chester Maxwell's Subdivision, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, October 7, 1953, as follows:

Beginning at a point on the northerly margin of Flora Avenue at the southeast corner of the property conveyed to Thomas Sweeney and wife by deed from Chester Maxwell and wife of record in Book 2049, Page 66, Register's Office for Davidson County, being the corner of Lot Nos. 9 and 10; thence with the Hoe between said two lots, northwardly 115.3 feet thence north 89 degrees east 100 feel to the corner of Lot Nos. 10 and 11; thence with the line between said Lots Nos. 10 and 11, southwardly 115.3 feet to the northerly margin of said avenue; thence with same, westwardly 100 feet to the beginning.

Being the same property conveyed to Rent-It Holdings, LLC, from Gulf, LLC Flora Maxwell Series, by Warranty Deed dated February 28, 2022 and recorded March 2, 2022 in Instrument #20220302-0023871, said Register's Office.

Property more commonly known as 321 Flora Maxwell Road, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of November, 2023.

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

By: _____(SEAL)
Donald Dabbs, Director

By: _____(SEAL)
Alexander Blake, Director

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Donald Dabbs and Alexander Blake, Directors of Rent-It Holdings, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Director and Director of Rent-It Holdings, LLC, the within named bargainor, a Limited Liability Company, and that as such Director and Director, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Director and Director.

Witness my hand and seal,this 21st day of November, 2023.

Notary Signature

Printed Name: Jennifer L. Pennell

My commission expires:_____

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

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $279,777.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of November, 2023.

Notary Signature
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 NOV. 21, 23 (date of document).

Jennifer L. Pennell

NOV. 22, 23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of NOV, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

