RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QNET-19389-24

Karen Johnson Davidson County
Batch# 1096176 DEEDWARR
01/31/2024 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $859.88
20240131-0006707

WARRANTY DEED

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of JANUARY, 2024.

NOTARY PUBLIC

My commission expires: 11-28-26

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
Music City Financial, LLC 7703 N. Lamar, Ste. 205 Austin, TX 78752	Same address as new owner	148-12-0-241

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY TWO THOUSAND FOUR HUNDRED AND 00/100 Dollars ($232,400.00) 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, **MUSIC CITY FINANCIAL, LLC, A TEXAS 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. 183 on the map of Terragon Trails, Section 5, as of record in Book 5050, page 87, 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, 4709 Terragon Series by Warranty Deed dated 2/28/2022 and recorded 3/2/2022 in Instrument No. 20220302-0023911, 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: **4709 Terragon Trail, 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 30th day of January, 2024

GRANTOR(S)

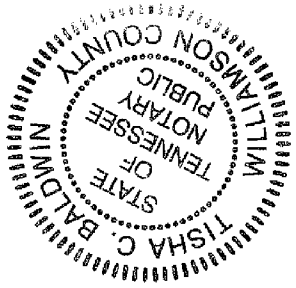
Rent it Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Don A. Dabbs, Member/Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned of the state and county mentioned, personally appeared Don A. Dabbs, Member/Authorized Agent 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 Member/Authorized Agent of Rent it Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Don A. Dabbs, Member/Authorized Agent of Rent it Holdings, LLC as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member/Authorized Agent.

WITNESS my hand and seal, this the 30th day of January, 2024.



_____
Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11.28.26

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 Jan 30, 24 (date of document).

Jennifer L. Pennell

January 30, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of Jan, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

