RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QNET-19390-24

Karen Johnson Davidson County
Batch# 1102598 DEEDWARR
02/21/2024 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $910.94
20240221-0011689

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,200.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of FEBRUARY, 2024.

NOTARY PUBLIC

My commission expires: 11.28.26

TISHA C. BALDWIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 828 Royal Parkway, Ste. 204 Nashville, TN 37214	Same address as new owner	148-08-0-168

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY SIX THOUSAND TWO HUNDRED AND 00/100 Dollars ($246,200.00) 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:

A certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

All that parcel or land in Davidson County, State of Tennessee, Being Lot No. 2, Terragon Trails Section 5 Second Revision, filed in Plat Book 5200, Page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gulf, LLC 4708 Terragon Series, a Delaware limited liability company from Farokh Fani, by Quitclaim Deed dated 09/07/2018 and recorded 09/12/2018 in Instrument No. 20180912-0090324, Register's Office of said County.

Being the same property conveyed to Rent-It Holdings, LLC, from Gulf, LLC, 4708 Terragon Series by Warranty Deed dated 2/28/2022 and recorded 3/2/2022 in Instrument No. 20220302-0023901, 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: **4708 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 20th day of February, 2024

GRANTOR(S)

Rent it Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Donald Dabbs, Director/Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Donald Dabbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Director/Member of Rent-it Holdings, LLC, within named bargainor and that he as such Director/Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Director/Member.

WITNESS my hand and seal, this the 20th day of February, 2024.

_____
Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 11.28.24

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 Feb. 20, 24 (date of document).

Jennifer L. Pennell

February 20, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of Feb., 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

