Name and Address of New Owner:
Wassem Abdelshahed
9744 Turner Lane
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1129416 DEEDWARR
05/01/2024 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $825.10
20240501-0031623

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

Map & Parcel No: 107-05-0-091

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 **WASSEM ABDELSHAHED, NOT JOINED BY HIS SPOUSE AS THIS PROPERTY IS NOT THEIR HOMESTEAD,,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Bel-Air, Section 2, of record in Book 2900, pages 29-32, 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 Dabbs Series, by Warranty Deed date February 28, 2022 and recorded March 2, 2022 in Instrument #20220302-0023914, said Register's Office

Being the same property PREVIOUSLY conveyed to Gulf, LLC Dabbs Series, a Delaware limited liability company, from Farokh Fani by Quitclaim Deed dated September 7, 2018 and recorded September 12, 2018 in Instrument #20180912-0090334, said Register's Office.

Property more commonly known as 1959 Dabbs Avenue, Nashville, TN 37217.

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 30th day of April, 2024.

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

By: _____(SEAL)
Donald Dabbs, Director/Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Publicof the state and county mentioned, personally appeared Donald Dabbs, Director/Members 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/Member and Director/Member of Rent-It Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Donald Dabbs, Director/Members of Rent-It Holdings, LLC as such Director/Member and Director/Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Director/Member and Director/Member.

Witness my hand and seal, this the 30th day of April, 2024.

_____
Notary Signature
Printed Name: Tisha C. Baldwin
My commission expires: 11.28.26

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 $223,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

_____
Notary Signature
My commission expires: 11.28.26

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 April 30, 24 (date of document).

Jennifer L. Pennell

Apnl 30, 24

Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

