Karen Johnson Davidson County
Batch# 1154092 DEEDWARR
07/03/2024 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,367.89
20240703-0050345

Name and Address of New Owner:
Maria Castillo Garcia and Carlos Hoyos Arango
3045 Owendale Dr
Nashville, TN 37013
Send Tax Bills To:
Maria Castillo Garcia and Carlos Hoyos Arango

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

Map & Parcel No: 150-09-0A-003-00

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 **Carlos Hoyos Arango, Unmarried Man and Maria E Castillo Garcia, Unmarried Woman, As Joint Tenants with Rights of Survivorship and not Tenants in Common**" the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Forest View Park, Section 7, of record in Book 6900, page 162, 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 3045 Owendale Series, by Warranty Deed dated February 28, 2022 and recorded March 2, 2022 in Instrument #20220302-0023899, said Register's Office

Being the same property PREVIOUSLY conveyed to Gulf, LLC 3045 Owendale Series, a Delaware limited liability company, from Farokh Fani by Quitclaim Deed dated September 7, 2018 and recorded September 12, 2018 in Instrument #20180912-0090323, said Register's Office.

Property more commonly known as 3045 Owendale Drive Nashville, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 2nd day of July, 2024.

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

By: _____(SEAL)
Alexander Blake, Director

By: _____(SEAL)
Don Dabbs, Director

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Alexander Blake and Don Dabbs, 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 such Alexander Blake and Don Dabbs, Directors of Rent-it Holdings, LLC 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, at office in Franklin, this 2nd day of July, 2024.

_____
Notary Signature
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 $369,700.00, 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 2nd day of July, 2024.

_____
Notary Signature
My commission expires:

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

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 July 2, 24 (date of document).

Jennifer L. Pennell

July 3, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

