Name and Address of New Owner:
Jenika Group, Inc.
P.O. Box 2682232, Sacramento, CA 95827
Send Tax Bills To:
New Owner

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

Karen Johnson Davidson County
Batch# 1183533 DEEDWARR
09/19/2024 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20240919-0072609

Map & Parcel No: 162-03-0-300

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 **Jenika Group, Inc., a California Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being Lot No. 154 on the Plan of Haywood Hills, Section Three, of record in Book 4460, pages 164 and 165, Register's Office for Davidson County, Tennessee, 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, Tuscarora Series, by Warranty Deed dated February 28, 2022 and recorded March 2, 2022 in Instrument #20220302-0023927, said Register's Office.

Proeprty more commonly known as 616 Tuscarora Court, Antioch, TN 37013.

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 17th ~~16th~~ day of September, 2024.

Rent It Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Alexander Blake, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notyaryt Public of the state and county mentioned, personally appeared Alexander Blake 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 Secretary of Rent It Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Alexander Blake of Rent It Holdings, LLC as such Secretary executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Secretary.

Witness my hand and seal, this the 17th ~~16th~~ day of September, 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 $270,000.00, 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 16th day of September, 2024.

_____
Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Leslie Hayes, 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 9/17/2024.

Date

Affiant Signature

9/19/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of September, 2024.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)