Name and Address of New Owner:
Aldo Alexis Reyes Rincon and Adriana Guiza Murillo
337 Towne Ridge Drive
Antioch, TN 37013
Send Tax Bills To:
Bank of America, N.A.
4500 Amon Carter Boulevard, TX2-979-01-02
Fort Worth, TX, 76155.

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

Karen Johnson Davidson County
Batch# 1186612 DEEDWARR
09/26/2024 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,071.89
20240926-0074597

Map & Parcel No: 150-11-0-064

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 Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Aldo Alexis Reyes Rincon and Adriana Guiza Murillo, husband and wife**"the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Section Two, Towne Village of the Country, of record in Book 5200, pages 176 and 177, 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 Towne Village Series, by Warranty Deed dated February 28, 2022 and recorded March 2, 2022 in Instrument #20220302-0023906, said Register's Office.

Property more commonly known as 3337 Towne Ridge Dr., 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 19 day of Sept. 2024.

Rent It Holdings, LLC, a Limited Liability Company

By: _____(SEAL)
Alex Blake, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and seal, this 19th day of September, 2024.

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

Notary Signature
Printed Name: Jennifer L. Pennell
My commission expires: _____

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 $289,700.00, 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 19th day of September, 2024.

_____
Notary Signature
My commission expires: 08-17-25

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Nichole Sutton, 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 **9/19/2024**.

Date

Nichole Sutton

Affiant Signature

9/23/24

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **23** day of **September**, 2024.

Jameka Braden

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

