Name and Address of New Owner:
Scioto Properties SP-16, LLC
160 E. Olentangy Street
Powell, OH 43065

Send Tax Bills To:
New Owner

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

Map & Parcel No: 149-09-0-199

Karen Johnson Davidson County
Batch# 1213103 DEEDWARR
12/06/2024 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241206-0094871

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 **Scioto Properties SP-16, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Section 4, Terragon Trails, of record in Book 5050, page 57, 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 4717 Miners Cove Series, by Warranty Deed dated February 28, 2022 and recorded March 2, 2022 in Instrument #20220302-0023872, said Register's Office.

Property more commonly known as 4717 MINERS COVE, 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 27th day of November, 2024.

Rent It Holdings, LLC, a Limited Liability Company

_____(SEAL)
By: Alex Blake
Its: Member

_____(SEAL)
By: Don Dabbs
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Alex Blake and Don Dabbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person(s) to be Members of Rent It Holdings, LLC, the within named bargainor, a Limited Liability Company, and that as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, this 27th day of November, 2024.

_____
Notary Signature
Printed Name: Jennifer L Pennell
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 $350,000.00, 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 27th day of November, 2024.

_____
Notary Signature
My commission expires:

NOTARIAL SEAL
STATE OF OHIO

TAMMY L LEACH
Notary Public, State of Ohio
My Commission Expires
12/13/2024

Tennessee Certification of Electronic Document

I, Billie Jo Pearson, 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 _____11/27/2027_____. (Date of Document)

_____
Affiant Signature

_____12/4/2024_____
Date

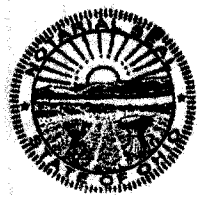
STATE OF Ohio COUNTY OF Delaware

Sworn to and subscribed before me this ___4th_____ **day of** __December_____, **2024**.

_____
Notary's Signature

My Commission Expires: _____

NOTARY'S SEAL



TAMMY L LEACH
Notary Public, State of Ohio
My Commission Expires 12/13/2024