Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-5898

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of December, ~~2025~~ 2024

Notary Public

Commission Expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1224642 DEEDWARR
01/08/2025 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20250108-0001656

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marielisa Aguilar 616 Tuscarora Court Antioch, TN 37013	YOULAND INC. 2420 Sand Hill Road #204 Menlo Park, CA 94025	162-03-0-300

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jenika Group, Inc., a California Corporation

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marielisa Aguilar, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 by Warranty Deed from Gulf, LLC, Tuscarora Series to Rent-It Holdings, LLC, recorded March 2, 2022, as Instrument No. 20220302-0023927 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $75,000.00.

BEING the same property conveyed by Warranty Deed from Rent-It Holdings, LLC, a Tennessee limited liability company to Jenika Group, Inc., a California corporation, recorded September 19, 2024, as Instrument No. 20240919-0072609 in Davidson County, Tennessee Register of Deeds.

Consideration for conveyance in the amount of $270,000.00.

Commonly Known As: 616 Tuscarora Court, Antioch, TN 37013

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 616 Tuscarora Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of December, 2024.

Jenika Group, Inc., a California Corporation

By: _____
Sergey Surenkov
Its: CEO

STATE OF _____
COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared Sergey Surenkov of Jenika Group, Inc., 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 _____ of Jenika Group, Inc., the within named bargainor, a Corporation, and that such Sergey Surenkov of Jenika Group, Inc. as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as _____.

Witness my hand and seal, at office in _____, this 30th day of December, 2024.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of El Dorado)

On December 30, 2024 before me, T. Lang (notary public
(insert name and title of the officer)

personally appeared Sergey Surenkov, CEO,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

T. LANG
COMM. # 2356384
NOTARY PUBLIC - CALIFORNIA
EL DORADO COUNTY
COMM. EXPIRES MAY 3, 2025

Signature _____ **(Seal)**

Certificate of Authenticity

I, Joshua A. Terry, 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 12/30/24.

Affiant Signature – Joshua A. Terry

1/3/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/3/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27