Karen Johnson Davidson County
Batch# 1317953 DEEDWARR
09/04/2025 08:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,293.89
20250904-0070460

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/12/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Brian Lugo	New Owner	150 09 0A 058.00
(NAME)	(NAME)	
3012 Owendale Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rent- It Holdings LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brian Lugo, a single man**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 212 on the plan of FOREST VIEW PARK SECTION VII, PUD, of record in Plat Book 6900, Page 162; Amended in Book 7430, Page 751, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Rent-It Holdings, LLC, by Warranty Deed from Gulf, LLC 3012 Owendale Series of record in Instrument No. 20220302-0023908, in the Register's Office of Davidson County, Tennessee, dated February 28, 2022 and recorded on March 02, 2022.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3012 Owendale Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 successors 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.

Effective the 29th day of August, 2025.

Rent- It Holdings LLC, a Tennessee limited liability company

BY: _____
Don Dabbs
Member

BY: _____
Alexander Blake
Member

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Don Dabbs and Alexander Blake, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member (or other officer authorized to execute the instrument) of Rent-It Holdings LLC, a Tennessee limited liability company, the within named bargainor, and that as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as a Member.

Witness my hand, at office, this 29th day of August, 2025.

My commission expires: 4/18/27
Notary Public

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

202509040070460

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 8/29/25.

Affiant Signature – Joshua A. Terry

9/2/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/2/25.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON