WARRANTY DEED

Karen Johnson Davidson County
Batch# 1343759 DEEDWARR
11/12/2025 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,293.89
20251112-0090164

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/19/28
(AFFIX SEAL)

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Marixa Duque Mota and Uriel Duque Mota	NEW OWNER	162 05 0 187.00
(NAME)	(NAME)	
273 Ocala Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I/we, **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 **Marixa Duque Mota, an unmarried woman, and Uriel Duque Mota, an unmarried man, as tenants in common with right of survivorship,**, 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. 164 on the Plan of FAIR OAKS SUBDIVISION, SECTION 2, as of record in Plat Book 4460, Page 52, 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, by Warranty Deed from Gulf, LLC Ocala Series, of record in Instrument No. 20220302-0023925, in the Register's Office of Davidson County, Tennessee, dated February 28, 2022 and recorded on March 02, 2022.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FAIR OAKS SUBDIVISION, SECTION 2, as recorded in Plat Book 4460, Page(s) 52 .
Covenants, Conditions and Restrictions as set forth in Protective Covenants and Restrictions recorded in Book 4556, Page 718.
Easement for the flow of the waters of Whittemore Branch, and the rights of the public therein.

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 ☒ 273 Ocala Drive, Nashville, TN 37211
(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 6th day of November, 2025.

Rent-It Holdings, LLC

BY: _____
Alexander Blake
Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and seal, at office, this 6th day of November, 2025.

_____
Notary Public
My Commission Expires: 4/12/27

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

RETURN TO:

_____
_____
_____

202511120090164

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 **11/6/25** (date of document).

Affiant Signature

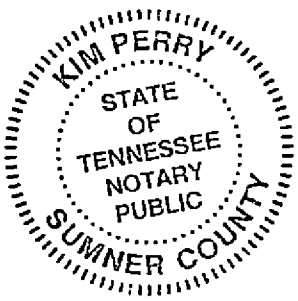
11/6/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this **6th** day of **November**, 20**25**.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29