Karen Johnson Davidson County
Batch# 1385284 DEEDWARR
02/25/2026 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,256.89
20260225-0015091

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

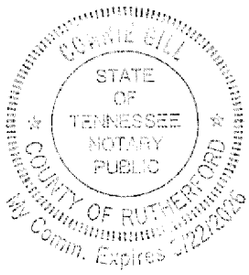
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/22/26
(AFFIX SEAL)



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).
Olmer Onan Herrera Garcia	New Owner	107 14 0 120.00
(NAME)	(NAME)	
1005 Kipling Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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 **Olmer Onan Herrera Garcia, unmarried 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. 164, MIRO MEADOWS, as shown on plan of record in Book 1424, Pages 94 and 95, Register's Office for said County, to which plan 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, Kipling Series, of record in Instrument No. 20220302-0023924, 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 MIRO MEADOWS, as recorded in Plat Book 1424, Page(s) 94 Book 1424, Page 95.

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 ☒ 1005 Kipling Drive, Nashville, TN 37217
(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 9th day of February, 2026.

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 9th day of February, 2026.

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

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

RETURN TO:

202602250015091

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 2/9/26 (date of document).

Affiant Signature

2/17/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NOTARY'S SEAL