QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 505961 DEEDQC
10/30/2020 02:50:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201030-0127164

B-GMAT-20-29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
Loy Carney, Attorney At Law
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Central Coast Properties, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
837 Russleo Drive,		**105-04-0-111.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

GMAT HOLDINGS, GP, A TENNESSEE GENERAL PARTNERSHIP AND
CENTRAL COAST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CENTRAL COAST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 and the Westerly 16 2/3 feet of Lot No. 13 on the Plan of John Trimbles Property of record in Plat Book 57, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 12 and part of Lot 13 front together 66 1/3 feet on the Southerly side of North Hill Street and runs back between parallel lines 130 feet more or less, to an alley.

Being the same property conveyed to GMAT Holdings, GP, A Tennessee General Partnership by virtue of two conveyances:

- Warranty Deed from Lugene Bradley, unmarried, Trevicca Shawndell Moore, and Caddius Moore, the latter two being wife and husband on November 16, 2015, and such deed being of record at Instrument No. 20151117-0116644, Register's Office for Davidson County, Tennessee; and
- Warranty Deed from Lugene Bradley, unmarried, Trevicca Shawndell Moore, and Caddius Moore, the latter two being wife and husband on June 23, 2017, and such deed being of record at Instrument No. 20170714-0070880, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed by Warranty Deed from GMAT Holdings, GP to Central Coast Properties, LLC on July 6, 2020, of record at Instrument No. 20200717-0078655, and subsequently modified by Scrivener's Affidavit, of record at Instrument No. 20200901-0099526, Register's Office for Davidson County, Tennessee.

The stated purpose of this instrument is to correct a legal description error in the conveyance at Instrument No. 20200717-0078655, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **unimproved** property known as: **29 N Hill St, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 27th day of October, 2020.

GMAT Holdings, GP

D & J Properties of Tennessee, LLC
Partner

BY: _____
Jeff Gaw, Chief Manager

Magi Group, LLC, Partner

BY: _____
Sean Lewis, Organizing and Managing Member

Central Coast Properties, LLC

BY: _____
Matt ~~Haggerty~~ HAGGERTY, Sole Memebr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Chief Manager of D&J Properties of Tennessee, LLC, and such LLC being a partner of GMAT Holdings, GP, the within named bargainor, and that he/she as such Chief Manager executed the foregoing instrument on behalf of the entity for the purpose therein contained.

Witness my hand and official seal, this the 27th day of October, 2020.

Megan Paulus
Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN LEWIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Managing Member of Magi Group, LLC, and such LLC being a partner of GMAT Holdings, GP, the within named bargainor, and that he/she as such Managing Member executed the foregoing instrumenton behalf of the entity for the purpose therein contained.

Witness my hand and official seal, this the 27th day of October, 2020.

Megan Paulus
Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATT ~~HAGGERTY~~ HAGGERTY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Sole Member of Central Coast Proeprties, LLC, the within named bargainor, and that he/she as such Sole Member executed the foregoing instrument on behalf of the entity for the purpose therein contained.

Witness my hand and official seal, this the 27 day of Oct, 2020.

C. Loy Carney
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212