Karen Johnson Davidson County
Batch# 646759 DEEDWARR
06/01/2021 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210601-0072909

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
Ashley Loreall Upkins
413 Mallory Street
Nashville, TN 37203

Map and Parcel
105-07-0-525.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 27th day of May, 2021.

Notary Public

My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **GMAT Holdings, GP** to **Ashley Loreall Upkins, a single woman**, has previously been executed and put of record in **Instrument No. 20191015-0105655, in the Register's Office of Davidson County, Tennessee**, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the lot number within the legal description.

NOW, THEREFORE, for and in the consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **GMAT Holdings, GP**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashley Loreall Upkins, a single woman**, hereinafter referred to as Grantee, her heirs 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. 2 on the Plan of J.C. and C.M. Ferriss Addition of Mallory of record in Plat Book 161, Page 13 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to GMAT Holdings, GP, by Quitclaim Deed from GMAT Holdings, GP, of record in Instrument No. 20160113-0003389, Register's Office for Davidson County, Tennessee, dated January 12, 2016 and recorded on January 13, 2016.

This conveyance is subject to:

- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 13, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **413 Mallory Street, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness our hands this 18th day of May, 2021.

GRANTOR:

GMAT Holdings, GP

By: D & J Properties of Tennessee, LLC, its General Partner

By: _____
Jeff Gaw, Chief Manager

By: Magi Group, LLC, its General Partner

By: _____
Sean Lewis, Organizing and Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Chief Manager of D & J Properties of Tennessee, LLC, Partner of GMAT Holdings, GP, the within named bargainor, a partnership, and that he as such Chief Manager of D & J Properties of Tennessee, LLC, partner of GMAT Holdings, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 18th day of May, 2021.

Megan Paulus
Notary Public

My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Sean Lewis, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Managing Member of Magi Group, LLC, Partner of GMAT Holdings, GP, the within named bargainor, a partnership, and that he as such Managing Member of Magi Group, LLC, partner of GMAT Holdings, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 18th day of May, 2021.

Megan Paulus
Notary Public

My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 27th day of May, 2021.

GRANTEE:

Ashley Loreall Upkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Ashley Loreall Upkins, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of May, 2021.

Megan Paulus
Notary Public

My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY