WARRANTY DEED

Karen Johnson Davidson County
Batch# 647759 DEEDWARR
06/02/2021 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $5,642.50
20210602-0073827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLOTTE E. HERRING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jay M. Riddle, Trustee	New Owner	141 03 0A 003.00 CO
(NAME)	(NAME)	
6666 Brookmont Terrace, Unit 804		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GM Enterprises, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jay M. Riddle, Trustee of THE RIDDLE INVESTMENT SERVICES TRUST NUMBER TWO dated December 1, 2016**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Building C, of the Harpeth Springs Office Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No. 20031113-0165960, as amended in Instrument No. 20060512-0056169, Instrument No. 20080312-0024882, and Instrument No. 20100419-0029226, Register's Office for Davidson County, Tennessee, and more fully described in the Amendments of record in Instrument No. 20060512-0056160 and Instrument No. 20080312-024882, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to GM Enterprises, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from The Bacon Group, Inc., a Tennessee Corporation, dated September 28, 2016 and recorded on October 5, 2016, of record as Instrument No. 20161005-0105357, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 7978 Coley Davis Road, Nashville, TN 37221

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, his successors and assigns forever; and it does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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 26th day of May, 2021.

GM Enterprises, LLC

BY: _____
Michael Isaac Miller
Member

BY: _____
Glenn Hunting Gould
Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Glenn Hunting Gould and Michael Isaac Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members, and are authorized to execute the instrument on behalf of GM Enterprises, LLC, the within named bargainor, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee limited liability company by themselves as Members.

Witness my hand and official seal, this the 26th day of May, 2021.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

_____
Notary Public

My Commission Expires:

(SEAL)

True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am 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.

Brandy Gomaz

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Foster, a notary public for this county and state, Brandy Gomaz, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Ann Foster

Notary's Signature

My Commission Expires: 10/2/2023

Notary' Seal (if on paper)

