Karen Johnson Davidson County
Batch# 752930 DEEDWARR
11/10/2021 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20211110-0150232

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

B-GMAT-21-6202A

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clayton W. Dupree and Mary Ritter	New Owner	
(NAME)	(NAME)	**091-02-0B-001.01-CO**
6202A Pennsylvania Ave.		
(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, G.P., A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAYTON W. DUPREE, AN UNMARRIED MAN** , 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 Unit A, 6202 Pennsylvania Cottages, as shown in the Declaration of Covenants, Conditions and Restrictions for 6202 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200626-0069349, 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 a portion of the same property conveyed to Sappy Pants GP by Warranty deed from Mary Pratt, unmarried of record in Instrument No. 20050622-0071404 Register's Office for Davidson County, Tennessee, dated June 20, 2005 and recorded on June 22, 2005.

Being a portion of the same property conveyed to GMAT Holdings, G.P., a Tennessee General Partnership by Quitclaim deed from Sappy Pants, G.P., a Tennessee General Partnership of record in Instrument No. 20060424-0046402 Register's Office for Davidson County, Tennessee, dated December 22, 2005 and recorded on April 24, 2006.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200626-0069349, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20200706-0072319, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20210802-0103355 in the 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: **6202A Pennsylvania Ave., Nashville, Tennessee 37209**.

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 my/our hand(s) this the 2nd DAY OF NOVEMBER, 2021.

GMAT Holdings, GP

D & J Properties of Tennessee, LLC
Partner

BY:_____
Jeff Gaw, Authorized Agent

Magi Group, LLC, Partner

BY:_____
Sean Lewis, Authorized Agent

STATE OF Tennessee
County OF Davidson

On this the 2nd day of November, 2021, before me 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 Authorized Agent of D & J Properties of Tennessee, LLC, Partner of GMAT Holdings, GP, the within named bargainor, a partnership, and that he as such Authorized Agent 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 2nd day of Nov., 2021.

_____
Notary Public
My Commission ~~Expires~~:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF Tennessee
County OF Davidson

On this the 2nd day of November, 2021, before me 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 Authorized Agent of Magi Group, LLC, Partner of GMAT Holdings, GP, the within named bargainor, a partnership, and that he as such Authorized Agent 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 2nd day of Nov., 2021.

_____
Notary Public
My Commission ~~Expires~~:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

Certificate of Authenticity

I, **Joshua A. Terry**, 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 November 2nd 2021.

Affiant Signature

11/4/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/4/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON