WARRANTY DEED

Karen Johnson Davidson County
Batch# 984714 DEEDWARR
03/27/2023 10:02:34 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00

20230327-0022010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GP Luxury, LLC and Luxury Homes of TN, LLC	GP Luxury, LLC and Luxury Homes of TN, LLC	
(NAME) 6135 Jocelyn Hollow Road	(NAME) P.O. Box 2966	115-16-0-066.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Brentwood, TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TERRY W. SALTSMAN AND WIFE, ELIZABETH SALTSMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GP LUXURY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A ONE-HALF UNDIVIDED INTEREST, AND LUXURY HOMES OF TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A ONE-HALF UNDIVIDED INTEREST, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 1 on the Plan of Harding Park of record in Plat Book 2331, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry W. Saltsman by Warranty Deed from Edna Elaine Saltsman and husband, John Bruce Saltsman, of record in Book 8137, page 954, Register's Office for Davidson County, Tennessee, dated June 21, 1990.

Being the same property conveyed to Terry W. Saltsman and wife, Elizabeth Saltsman by Quitclaim Deed from Terry W. Saltsman, married of record in Instrument No. 20101029-0086628, Register's Office for Davidson County, Tennessee, dated October 15, 2010.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 6135 Jocelyn Hollow Road, Nashville, TN 37205
(House Number) (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 heirs 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.

Witness my hand this 24th day of March, 2023

Terry W. Saltsman

TERRY W. SALTSMAN

Elizabeth Saltsman

ELIZABETH SALTSMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry W. Saltsman and Elizabeth Saltsman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2023.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public