WARRANTY DEED

Karen Johnson Davidson County
Batch# 1025871 **DEEDWARR**
07/13/2023 01:22:18 PM 2 pgs
Fees: $13.00 Taxes: $2,812.00

20230713-0053795

B-GMAT-23-624A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
RASAGT, LLC, a Wisconsin limited liability company	**New owner**	
(NAME) **2011 Springdale St.**	(NAME)	**105113N00100CO**
(ADDRESS) **Mount Horeb, WI 53572**	(ADDRESS)	
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RASAGT, LLC, A WISCONSIN 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 Unit A, of SIXTWENTYFOUR BENTON AVENUE, as shown on the Declaration of Covenants, Conditions and Restrictions for SIXTWENTYFOUR BENTON AVENUE, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20220210-0015770, 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 GMAT Holdings GP, by Substitute Trustee's Deed from Shapiro and Kirsch, LLP, Substitute Trustee of record in Instrument No. 20090806-0073807, Register's Office for Davidson County, Tennessee, dated July 23, 2009 and recorded on August 06, 2009.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20220210-0015770, Register's Office for Davidson County, Tennessee.
- Charter of the Sixtwentyfour Benton Avenue HOA of record in Instrument Number 20220304-0025163, in the Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 161, Page 12, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way to The Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20220531-0062749, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20230405-0024941, 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: **624A Benton Ave, Nashville, Tennessee 37204**.

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 12th DAY OF JULY, 2023.

GMAT Holdings, GP

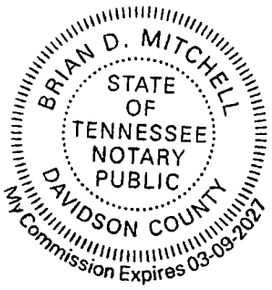
BY:_____
Jeff Gaw
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, signing for GMAT HOLDINGS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of GMAT HOLDINGS, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of July, 2023.

Brian D. Mitchell
Notary Public
My Commission Expires: 03/09/2027
(SEAL)



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