Karen Johnson Davidson County
Batch# 1036140 DEEDWARR
08/08/2023 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230808-0061493

WARRANTY DEED

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

B-GMAT-23-624B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

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)
Howard E. Neff Jr.	FIRST NAT'L BANK OF PENNSYLVANIA	
(NAME)	(NAME)	105-11-3N-002.00-CO
135 Winterwood Drive	4140 E. STATE STREET	
(ADDRESS)	(ADDRESS)	
Butler, PA 16001	HERMITAGE, PA 16148	
(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**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOWARD E. NEFF JR., A MARRIED 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 B, 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 the same property conveyed to Miles R. Baggett and wife, Bonnie I. Baggett by Warranty deed from Roy L. Shirley, Jr. and wife, Hellen A. Shirley of record in Book 7506, page 815, Register's Office for Davidson County, Tennessee, dated April 01, 1988 and recorded on April 04, 1988.

Being a portion of the same property conveyed to GMAT Holdings GP, by Substitute Trustee's Deed from Shapiro and Kirsch, LLC, 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, a lien not yet due and payable.
- Covenants, Conditions and Restrictions of record in Instrument Number 20220210-0015770, Register's Office for Davidson County, Tennessee.
- Charter of the Sixtwentyfourt Benton Avenue HOA of record in Instrument Number 20220304-0025163, in the Register's Office for Davidson County, Tennessee.
- Subject to 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.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **624B 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 27th DAY OF JULY, 2023.

GMAT Holdings, GP

D & J Properties of Tennessee, LLC
Partner

BY:_____
Jeff Gaw, Chief Manager

Magi Group, LLC, Partner

BY:_____
Sean Lewis, Organizing and Managing Member

STATE OF Tennessee
County OF Davidson

On this the 27 day of July, 2023, 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 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 27 day of July, 2023.

_____
Notary Public
My Commission Expires:

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF Tennessee
County OF Davidson

On this the 27 day of July, 2023, 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 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 27 day of July, 2023.

_____
Notary Public
My Commission Expires:

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 8, 2023 (date of document).

Affiant Signature

August 8, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023