QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF June 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1150799
06/25/2024 02:53:28 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240625-0047495

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
GMAT Holdings, GP	**NEW OWNER**	
(NAME)	(NAME)	
650 Wedgewood Ave		**10512000600** **10512000500**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE TRACTS UNDER A SINGLE MAP AND PARCEL

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, GMAT Holdings, GP ("Grantor") by these presents does herby convey, assign, and quitclaim to GMAT Holdings, GP, ("Grantee") its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I: 407 A Moore Ave, Nashville, TN 37203
Being Lot No. 21 in Mallory's Subdivision as of record in Book No. 161, Page 55, Register's Office Davidson County, Tennessee.

Said Lot No. 21 fronts forty (40) feet on teh south side of Moore Avenue and runs back between parallel lines One Hundred Thirty Six and One-Half (136.5) feet to an alley.

Being a portion of the same property conveyed to GMAT Holdings, GP by quitclaim deed of record at Instrument No. 20060424-0046402, Register's Office Davidson County, Tennessee.

TRACT II: 405 B Moore Ave, Nashville, TN 37203
Land in Davidson County, Tennessee, being Lot No. 20 on the Plat of the Subdivision of certain lots in Mallory's Plan of record in Plat Book 161, Page 55, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 40 feet on the southerly side of Moore Avenue, formerly an unmanned Avenue or Street, and runs back between parallel lines 136.5 feet to an alley.

Being the same property conveyed to GMAT Holdings, GP by Warranty Deed from William R. McCarty, Jr., Trustee of The William R. McCarty, Jr. Living Trust of record in Instrument No. 20230105-0000880, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

PH

Witness my hand this the 24th day of June, 2024.

GMAT Holdings, GP

By: D&J Properties of Tennessee, LLC
Its: Partner

By: Jeff Gaw
Its: Chief Manager

By: Magi Group, LLC
Its: Partner

By: Sean Lewis
Its: Managing Member

STATE OF Tennessee
County OF Davidson

On this the 24th day of June, 2024, 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 24th day of June, 2024.

Notary Public
My Commission Expires:

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

STATE OF Tennessee
County OF Davidson

On this the 18th day of June, 2024, 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 18th day of June, 2024.

Notary Public
My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 07, 2026
COUNTY OF DAVIDSON

PH