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 9TH DAY OF AUGUST 2024.

Notary Public

MY COMMISSION EXPIRES: 6/8/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-08-2028

B-PB-23-1-7

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)
GMAT Holdings, GP	**SAME AS NEW OWNER**	**091100W00200CO**
(NAME)	(NAME)	
650 Wedgewood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 **LESLIE AVENUE, GP** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GMAT HOLDINGS, GP, A TENNESSEE GENERAL PARTNERSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all 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:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Leslie Avenue Residences, shown on Exhibit "C" of Leslie Avenue Residences, of record in Instrument No. 20190212-0013196, as amended in Instrument No. 20190627-0062465, Instrument No. 20201029-0125892, Instrument No. 20210405-0044449, and Instrument No. 20210809-0106664, 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 Leslie Avenue, GP, by Warranty Deed from Mary Jane Hulan of record in Instrument No. 20141117-0105804 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014.

Being a portion of the same property conveyed to Leslie Avenue, GP, by Quitclaim Deed from Leslie Avenue, GP, of record in Instrument No. 20181228-0125834 Register's Office for Davidson County, Tennessee, dated December 26, 2018 and recorded on December 28, 2018.

This is **improved** property commonly known as: **6031 Sterling Street, Nashville TN 37209.**

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

Karen Johnson
Batch # 1172218
08/20/2024 11:59:19 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240820-0063777

Witness my/our hand(s) this the 9th day of August, 2024.

Leslie Avenue, GP

D & J Properties of Tennessee, LLC
Partner

BY:_____
Jeff Gaw, Chief Manager

STATE OF TENNESSEE
County OF DAVIDSON

On this the 9th day of August, 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 9th day of August, 2024.

_____
Notary Public
My Commission Expires: 5-5-25



Witness my/our hand(s) this the 9th day of August, 2024.

Leslie Avenue, GP

Magi Group, LLC, Partner

BY:_____
Sean Lewis, Organizing and Managing Member

STATE OF Tennessee
County OF Davidson

On this the 9 day of August, 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 9 day of August, 2024.

_____
Notary Public
My Commission Expires: 5-5-25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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