RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-28494-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1244074 DEEDWARR
03/06/2025 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20250306-0017082

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of Mar, 2025

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Russell Bennett, Trustee of 555 N Dupont Unit A-25 Title Holding Trust dated March 5, 2025 Old Greenwich, CT 06870 39 Halsey Dr.	Same address as new owner	043-10-0A-015-00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($120,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GB CAPITAL, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM RUSSELL BENNETT, TRUSTEE OF 555 N DUPONT UNIT A-25 TITLE HOLDING TRUST DATED MARCH 5, 2025**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit A-301 on the Plan of Madison Park Condominiums, according to Master Deed of record in Book 5462, page 614, corrected in Book 5608, page 551, and amended in Book 8014, page 416, and more particularly described on Plat of record in Book 5200, pages 179-182, inclusive, Register's Office for said County, to which reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to GB Capital LLC from Residential Renovations Partnership by Quitclaim Deed dated December 5, 2016 and recorded December 13, 2016 in Instrument #20161213-0130340, said Register's Office.

Being a portion of the same property conveyed to Residential Renovations Partnership from Robert A. Green by Warranty Deed dated September 14, 2016 and recorded September 19, 2016 in Instrument #20160919-0098102, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 555 North Dupont Avenue, Unit A-25, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 5th day of March, 2025

GRANTOR(S)

GB Capital, LLC, a Limited Liability Company

By:_____
Brett Barron Mansfield

By:_____
Gregory Alan Mansfield, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, GB Capital, LLC, 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 seal, this the 5th day of March 2025.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

Bryant L Grantham
Printed Notary Name

My commission expires: 6-1-2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 5, 25 (date of document).

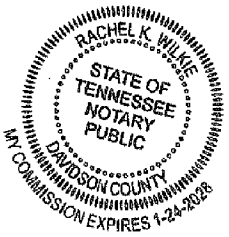
March 6, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 6, 2025.

Notary's Signature

My Commission Expires: _____



Notary's Seal