WARRANTY DEED

File #25-420 Karen Johnson Davidson County
Batch # 1375637 DEEDWARR
02/04/2026 10:42:46 AM 2 pgs
Fees: $13.00 Taxes: $7,499.90
20260204-0007753

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,027,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 1/30/29
(AFFIX SEAL)

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 30, 2029

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle K. Klemm	NEW OWNER	171-02-0C-004.00-CO
(NAME)	(NAME)	
6315 Callie Ln		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GP Luxury, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle K. Klemm, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4, of the Final Plat of Callie Subdivision, Phase 1, of record in Instrument No. 20220207-0013826, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to GP Luxury, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Church Land Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250213-0010916 Register's Office for Davidson County, Tennessee, dated February 11, 2025 and recorded on February 13, 2025.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6315 Callie Ln, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 3rd day of February, 2026.

GP Luxury, LLC, a Tennessee Limited Liability Company

By: _____
Brandon Jenkins, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Brandon Jenkins, President of GP Luxury, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of GP Luxury, LLC, the within named bargainor, a Limited Liability Company, and that Brandon Jenkins, as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office, this 3rd day of February, 2026.

_____
Notary Signature

My commission expires: 7-17-28



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027