WARRANTY DEED

Karen Johnson
Batch # 1406268
04/16/2026 02:38:04 PM
Fees: $13.00 Taxes: $1,923.63
20260416-0031373

Davidson County
DEEDWARR
2 pgs

B-JG-26-600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,900.00.

Mary Katherine Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2028

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)
Mary Katherine Porter **Jennifer Hope Porter**	**United Home Loans, Inc.**	
(NAME) **600 40th Ave N**	(NAME) **1023 Burlington Ave**	**091-12-0O-001.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Western Springs, IL 60558**	
(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, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY KATHERINE PORTER, AN UNMARRIED WOMAN AND JENNIFER HOPE PORTER, A MARRIED WOMAN,** 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 No. 1 on the Plan of Sixhundred Fortieth Avenue North, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Sixhundred Fortieth Avenue North, a Horizontal Property Regime with Private Elements at Instrument No. 20241106-0086192, 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 GMAT Holdings, GP, a Tennessee General Partnership by Warranty Deed from Eddie R. Conley, Trustee, Janis Conley Perry, Trustee, James R. Conley, Trustee and Judy Conley Goldthree Trustee of The Conley Family Living Trust of record in Instrument No. 20161227-0135469 Register's Office for Davidson County, Tennessee, dated December 21, 2016 and recorded on December 27, 2016.

This conveyance is subject to:
- Taxes for the year 2026, and subsequent years.
- Subject to all matters shown on the Plan of record in Book 21, Page 35, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on survey by Jason Smith, Smith Land Surveying, RLS 1961, dated December 11, 2016.
- Covenants, Conditions and Restrictions of record in Instrument Number 20241106-0086192, Register's Office for Davidson County, Tennessee.
- Charter of the Sixhundred Fortieth Avenue North Homeowners Association, Inc. of record in Instrument Number 20241213-0097020, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 40th Ave N, Nashville, Tennessee 37209**.

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 15 DAY OF APRIL, 2026.

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 15th Day of April, 2026, 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 15th Day of April, 2026.

_____
Notary Public
My Commission Expires:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF Tennessee
County OF Davidson

On this the 15th Day of April, 2026, 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 15th Day of April, 2026.

_____
Notary Public
My Commission Expires:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

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