WARRANTY DEED

Karen Johnson Davidson County
Batch # 1422102 DEEDWARR
05/19/2026 01:57:25 PM 2 pgs
Fees: $13.00 Taxes: $1,812.63
20260519-0045037

B-GMAT-26-3910

STATE OF ~~TENNESSEE~~ MARYLAND
COUNTY OF ~~DAVIDSON~~ MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 03.12.2029
(AFFIX SEAL)

ANSELM MUONEKE NOTARY PUBLIC MONTGOMERY COUNTY, MARYLAND

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)
Audrey Priolo and John Priolo	**Flat Branch Mortgage, Inc**	
(NAME) **13900 Turkey Foot Rd**	(NAME) **204 Corporate Lake Drive**	**091 12 0O 008.00**
(ADDRESS) **North Potomac, MD 20878**	(ADDRESS) **Columbia, MO 65203**	
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUDREY PRIOLO AND JOHN PRIOLO, WIFE AND HUSBAND,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 8 of SIXHUNDRED FORTIETH AVENUE NORTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing SIXHUNDRED FORTIETH AVENUE NORTH, a Horizontal Property Regime, of record in Instrument No. 20241106-0086192, in the Register's office for Davidson County, Tennessee, and with said unit Being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part 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, in the Register's Office of Davidson County, Tennessee, dated December 21, 2016, and recorded on December 27, 2016.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLIFTON, as recorded in Plat Book 21, Page 35.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20241106-0086192.
- Charter for SixHundred Fortieth Avenue North Homeowners Association, Inc., recorded as Instrument No. 20241213-0097020.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3910 Delaware Ave, 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 14th DAY OF MAY, 2026.

GMAT Holdings, GP

BY:_____
Jeff Gaw
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, signing for GMAT HOLDINGS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of GMAT HOLDINGS, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14 of May, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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