Karen Johnson Davidson County
Batch# 915138 DEEDWARR
09/12/2022 09:12:21 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20220912-0101522

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me this 9th day of September, 2022.

Notary Public
My Commission Expires: 1-23-23

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 2022-480

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Georgia Community Investments LLC | New Owner | |
| 69 Thompson Lane | | 050-11-0A-003.00-CO |
| Nashville, TN 37211 | | |

## WARRANTY DEED

For and in 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, we

David Lee Owens

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Georgia Community Investments LLC

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat of Timberwood of record in Plat at Instrument No. 20080211-0013669, Instrument Number 20080211-0013670 and Instrument Number 20080211-0013671, 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 the same property conveyed to Rosie Mae Watts, a unmarried individual by Special Warranty deed

from Habitat for Humanity of Greater Nashville, a Tennessee non-profit corporation of record in Instrument No. 20130730-0079460 Register's Office for Davidson County, Tennessee, dated July 29, 2013 and recorded on July 30, 2013 and Scrivener's Affidavit is recorded on March 24, 2016 of record in Instrument No. 20160324-0028092. (Value of consideration shown in aforementioned deed $90,000.00.).

Being the same property conveyed to David Lee Owens by Quitclaim deed from Rosie Mae Watts of record in Instrument No. 20220120-0007860 Register's Office for Davidson County, Tennessee, dated July 14, 2021 and recorded on January 20, 2022. (Value of consideration shown in aforementioned deed $0.00.)

David Lee Owens

**This conveyance is subject to any and all restrictions and easements of record.**

This is __X__ improved _____unimproved property and the address of the herein described property is believed to be 3285 Rainwood Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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/our hands this 9th day of September, 2022.

David Lee Owens

**STATE OF** TN
**COUNTY OF** Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Lee Owens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of September, 2022.

Notary Public at Large

My Commission Expires: 1-23-23.

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY