Karen Johnson Davidson County
Batch# 970542 DEEDWARR
02/14/2023 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20230214-0010565

Prepared by and return to:

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

STATE OF Tennessee
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $282,500.00.

Affiant

Subscribed and sworn to before me this 10th day of February, 2023.

Notary Public
My Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No.: 2023-589

Address of New Owner:	Send Tax Bills to:	Tax Information:
Calif Chapman, an unmarried man	New Owner	
3285 Rainwood Dr.		Property 1: 050-11-0A-003-00CO
Nashville, TN 37207		

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

Georgia Community Investments LLC, a Georgia Limited Liability Company

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

Calif Chapman, an unmarried man

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

Property 1:
A certain tract or parcel of land located in Davidson County, Tennessee, being further described as follows, 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. 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. Being the same property conveyed to Georgia Community Investments LLC by Deed dated September 9, 2022 from David Lee Owens, recorded September 12, 2022, in Instrument Number 20220912-0101522, in the Official Records of Davidson County, Tennessee.

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 10th day of February, 2023.

Georgia Community Investments LLC
By: Charles Walker, Member

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public, **Charles Walker**, 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 the Member of Georgia Community Investments LLC, the within named bargainor, and that such person as such member, being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 10th day of February, 2023.

Notary Public at Large

My Commission Expires: 6-24-2023

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 Feb 10, 2023.

Affiant Signature

Feb 13, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on Feb 13, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON