WARRANTY DEED

Karen Johnson Davidson County
Batch# 1022512 DEEDWARR
07/05/2023 10.14 23 AM 2 pgs
Fees $13 00 Taxes $1,058 20

20230705-0051218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Georgia Community Investments, LLC	**NEW OWNER**	
(NAME)	(NAME)	**071-04-0-258.00**
69 Thompson Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **MARK POLK, ADMINISTRATOR OF THE ESTATE OF BRENDA MITCHELL-HUNT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGIA COMMUNITY INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY,** 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 Lot No 290 on the Plan of Shepardwood, Section 3 of record in Plat Book 5210, Page 158, 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 Robert C Hunt, married by Warranty deed from Darrel Lyle, unmarried of record in Book 10541, page 1444, Register's Office for Davidson County, Tennessee, dated July 21, 1997 and recorded on July 24, 1997

Robert Curtis Hunt died intestate October 17, 2008, survived by wife, Brenda Hunt and daughter, Tina Young as stated in the Affidavit(s) of Heirship recorded in Instrument No 20090309-0020427 and Instrument No 20090309-0020428, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brenda Hunt, a widow by Warranty deed from Tina Young, unmarried of record in Instrument No 20090309-0020429, Register's Office for Davidson County, Tennessee, dated November 18, 2008 and recorded on March 9, 2009

Brenda Mitchell-Hunt died April 26, 2016, her estate being administered through Davidson County Probate Court, Docket No 16P908 A copy of the Last Will and Testament of Brenda Mitchell-Hunt being recorded in Instrument No. 20190109-0002401, Register's Office for Davidson County, Tennessee, devising subject property to Mario L Hayes, LaSay Hayes and Kenny Hayes (Kenny L Hayes died November 23, 2015) Order entered June 9, 2016, granting Letters Testamentary to Mario L Hayes as Executor, recorded in Instrument No 20190109-0002400, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Guardianship of Jasonae A Hayes by Quitclaim deed from Mario L. Hayes of record in Instrument No 20190109-0002402 Register's Office for Davidson County, Tennessee, dated December 5, 2018 and recorded on January 9, 2019 (Letters of Limited Guardanship granted to Mario Hayes in Docket No 16P2018 of the Probate Court for Davidson County, Tennessee

Subsequently an Order to Sell Real Property to Pay Debts entered April 7, 2022 and Order Approving Contract for Sale of Real Property Known as 2112 Oakwood Avenue, Nashville, Tennessee, 37207 entered June 2, 2023, Docket No 16P908, Seventh Circuit Court for Davidson County, Tennessee, Probate Division Pursuant to said Order to Sell, subject property vested solely in the Administrator of the Estate with sole authority to divest title, and to sell, convey and vest all right, title and interest in purchaser

This conveyance is subject to
- Taxes for the year 2023 and subsequent years,
- All matters shown on the Plan of record in Plat Book 5210, Page 158 and Plat book 4660, page 186, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 5015, Page 353, 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 **2112 Oakwood Avenue, Nashville, Tennessee 37207**

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 28th DAY OF JUNE, 2023

The Estate of Brenda Mitchell-Hunt

BY _____
Mark Polk
Administrator

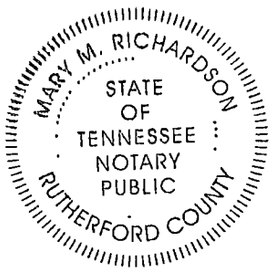
STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK POLK, ADMINISTRATOR of the THE ESTATE OF BRENDA MITCHELL-HUNT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 28th of June, 2023

Mary M. Richardson

Notary Public
My Commission Expires 11/28/26
(SEAL)



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