RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTB-16064-2023

Karen Johnson Davidson County
Batch# 1046281 DEEDWARR
09/05/2023 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230905-0069396

WARRANTY DEED

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Carlos Amaya Gomez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of August 2023

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Amaya Gomez 1412 Calais Ct Antioch TN 37013	New Owner	150-09-0A-090-00 CO

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($325,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GEORGIA COMMUNITY INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CARLOS AMAYA GOMEZ**, An Unmarried Man hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENESSEE, BEING LOT(S) 244, AS SHOWN ON THE MAP ENTITLED FOREST VIEW PARK, SECTION VIII, OF RECORD IN BOOK 6900, PAGE 633, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being further conveyed to Georgia Community Investments, LLC, from Robert J. Soloman, Substitute Trustee, by Substitute Trustee's Deed dated 4/11/2023 and recorded 4/28/2023 in Instrument No. 20230428-0031516, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: **1412 Calais Court, Antioch, TN 37013**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 31st day of August, 2023

GRANTOR(S)

Georgia Community Investments, LLC, a Georgia Limited ~~Liability~~ Company

By: _____
Charles Walker, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Julie Coone, of the state and county mentioned, personally appeared Charles Walker, Authorized Agent of Georgia Community Investments, LLC, 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 Authorized Agent of Georgia Community Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Charles Walker, Authorized Agent of Georgia Community Investments, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

WITNESS my hand and seal, this the 31st day of August, 2023.

Julie Coone
Notary Public

Julie Coone
Printed Notary Name

My commission expires: 6-28-27

JULIE COONE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Aimee Cain, 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 August 31, 2023.

Date

Aimee Cain

Affiant Signature

September 5, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5 day of September, 2023.

Notary's Signature

My Commission Expires: My Commission Expires: May 18, 2024

Date

GERALD FISCHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Notary's Seal (if on paper)