RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTB-16919-2023

Karen Johnson Davidson County
Batch# 1055967 DEEDWARR
10/02/2023 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,335.70
20231002-0076829

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2023.

NOTARY PUBLIC

My commission expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

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
Souzan Demian 1213 Maritime Port Antioch, TN 37013	New owner c/o movement Mortgage 8024 Calvin Hall Rd Indian Land, SC 29707	164-08-0B-005-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY ONE THOUSAND AND 00/100 Dollars ($361,000.00) 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,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SOUZAN DEMIAN, MARRIED**, 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, Tennessee, being all of Lot No. 5, on the Final Plat, Section One, Lakewalk, as shown by plat appearing of record in Instrument No. 20050128-0010429, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Regina Lawrence from Greenvale Construction, LLC by Warranty Deed dated 8/29/2005 and recorded 9/8/2005, of record in Instrument No. 20050908-0107878, said Register's Office.

Being further conveyed to Georgia Community Investments, LLC, from Wilson and Associates, PLLC, as Substitute Trustee, by Substitute Trustee's Deed, dated 3/21/2023 and recorded 3/24/2023, of record in Instrument No. 20230324-0021455, 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: **1213 Maritime Port, 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 26th day of September, 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 himself to be Authorized Agent of Georgia Community Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Charles Walker, 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.

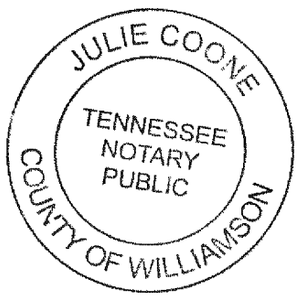
WITNESS my hand and seal, this the 26th day of September, 2023.

Julie Coone
Notary Public

Julie Coone
Printed Notary Name

My commission expires: 12-27-27





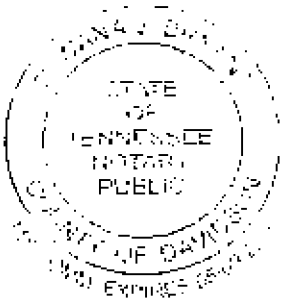
Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 09//26/2023 .

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date **09/27/2023**

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on **09/27/2023.**



Notary Public: **Tuwana J. Bryant**

My Commission Expires. **05/09/2026**