Karen Johnson Davidson County
Batch# 1068415 DEEDWARR
11/03/2023 10:45:18 AM 2 pgs
Fees: $13.00 Taxes: $1,588.04
20231103-0086206

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTB-17892-2023

WARRANTY DEED

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,200.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of Nov., 2023

NOTARY PUBLIC

My commission expires: 04/13/2024

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
James Braddock 2112 Oakwood Ave Nashville TN 37207	Same address as new owner	071-04-0-258

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWENTY NINE THOUSAND TWO HUNDRED AND 00/100 Dollars ($429,200.00) 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, **JAMES BRADDOCK, 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, Tennessee, being Lot No. 290 on the Plan of Part 3, Shepardwood, of record in Book 5210, page 158, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Georgia Community Investments, LLC, a Georgia limited liability company, from Mark Polk, administrator of the Estate of Brenda Mitchell-Hunt by Warranty Deed dated June 28, 2023 and recorded July 5, 2023 in Instrument #20230705-0051218, said Register's Office.

Being the same property conveyed to the Guardianship of Jasonae A. Hayes, from Mario L. Hayes, by Quitclaim Deed dated December 5, 2018 and recorded January 9, 2019 in Instrument #20190109-0002402, said Register's Office. Letters of Limited Guardianship granted to Mario Hayes in Docket No. 16P2018, Probate Court for said County. Subsequently, an Order to Sell Real Property to Pay Debts was entered April 7, 2022, and an Order Approving Contract for Sale of Real Property Known as 2112 Oakwood Avenue, Nashville, Tennessee, 37207, was 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.

Being the same property conveyed to Brenda Hunt, a widow, from Tina Young, unmarried, by Quitclaim Deed dated November 18, 2008 and recorded March 9, 2009 in Instrument #20090309-0020429, said Register's Office. Brenda Hunt, aka Brenda Mitchell-Hunt, died April 26, 2016, her estate being administered through Davidson County Probate Court, Docket No. 16P908, and a copy of the Last Will and Testament of Brenda Mitchell-Hunt being recorded at Instrument #20190109-0002401, Register's Office for said County, devising the subject property to Mario L. Hayes, LaShay Hayes, and Kenny Hayes. Kenny L. Hayes predeceased Brenda Mitchell-Hunt, November 23, 2015. Order entered June 9, 2016 granting Letters Testamentary to Mario L. Hayes, as Executor, recorded at Instrument #20190109-0002400, said Register's Office.

Being the same property conveyed to Robert C. Hunt, married, from Darrel Lyle, unmarried, by Warranty Deed dated July 21, 1997 and recorded July 24, 1997 in Book 10541, page 1444. The said Robert Curtis Hunt died intestate, October 17, 2008, and was survived by Brenda Hunt, wife, and Tina Young, daughter, as stated in Affidavits of Heirship of record in Instrument #20090309-0020427, and in Instrument #20090309-0020428, all in the Register's Office for Davidson County, Tennessee.

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: **2112 Oakwood Avenue, Nashville, TN 37207**

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 1st day of November, 2023

GRANTOR(S)

Georgia Community Investments, LLC, a Georgia Limited Liability Company

By: _____
Charles Walker, Member/Authorized Agent

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

WITNESS my hand and seal, this the 1st day of November, 2023.

My Comm Exp: 10-30-27

Notary Public

JULIE COONE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

JULIE COONE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON