SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF January, 2024.

Notary Public
COMMISSION EXPIRES: 12-05-2026

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1091040 DEEDWARRSP
01/12/2024 11:44:30 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20240112-0002760

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Georgia Community Investments, LLC	SAME	133-04-0-006
(NAME)	(NAME)	
2823 Hartford Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Lela M. Mullins, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Georgia Community Investments, LLC, a Georgia Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being the southerly 20 feet of Lot No. 18 and the northerly 80 feet of lot No. 19 on the Plan of J.P. Ellis' Glencliff Subdivision, Section A, a part of the Morton Tract, as of record in Plat Book 1130, Page 23, Register's Office for said County. Said Parts of Lots Nos. 18 and 19 front together 100 feet on the easterly side of Glencliff Road and run back 628 feet, more or less, on the northerly line and 571 feet, more or less, on the southerly line, measuring 100 feet there on.

Being the same property conveyed to Lela M. Mullins, a single woman by Warranty deed from Lester M. Hughes of record in Instrument No. 20040319-0031376, dated 03/17/2004, and recorded 03/19/2004, Register's Office Davidson County, Tennessee. Cathryn Armisted was appointed Conservator for Lela M. Mullins by Order of the Second Circuit Court of Davidson County, Tennessee (Case No. 23P847). This sale and conveyance of the property by Cathryn Armistead as the Conservator for Lela M. Mullins was approved in said Court by Order entered December 14, 2023.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3210 Glencliff Road (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37211 (Postal Zip)

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. successors 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, successors 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 hand this 12 day of January, 2024.

Lela M. Mullins

By: _____
Cathryn Armistead, Conservator

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Cathryn Armistead, Conservator of Lela M. Mullins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Conservator of Lela M. Mullins, the within named bargainor, and in my presence executed the within instrument, further acknowledging under oath that she executed same for and on behalf of said grantor, in her capacity as said Conservator of Lela M. Mullins, being duly authorized so to do, for the purposes herein contained.

WITNESS my hand and seal this 12 day of January, 2024.

_____
Notary Public
Commission Expires: 01/26/2025

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

Certificate of Authenticity

I, Anthony N. Greco, 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 the **12** day of **January**, 20**24**

_____ **01/12/2024**
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this **12** day of **January**, **2024**

Commission Expires: July 17, 2027

_____
Notary Public

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027