RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-21505-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1136127 DEEDWARR
05/16/2024 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240516-0036517

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$310,000.00~~ 295,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH day of MAY, 2024

NOTARY PUBLIC

My commission expires: _____

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2025

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
Muhire Janvier 406 Oak Forge Dr Antioch, TN 37013	Pinnacle Bank 150 3rd Ave So, Ste 1000 Nashville, TN 37201	163-11-0A-033-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TEN THOUSAND AND 00/100 Dollars ($310,000.00) 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, **MUHIRE JANVIER, A MARRIED 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. 33 on the Plan of Second Revision, Section Two, Bell Forge Village, of record in Book 5200, page 695, 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, from Rubin Lublin TN, PLLC, by Substitute Trustee's Deed dated October 20, 2023 and recorded November 13, 2023 in Instrument #20231113-0088111, said Register's Office.

Being the same property conveyed to Grover C. Houston, III, a married man, from Grover C. Houston, III, and wife, Jacquelyn D. Houston, by Quit Claim Deed dated August 19, 2009 and recorded September 1, 2009 in Instrument #20090901-0081947, said Register's Office.

Being the same property conveyed to Grover C. Houston, III, and wife, Jacquelyn D. Houston, from Third National Mortgage Company by Warranty Deed dated February 27, 1987 and recorded March 9, 1987 in Book 7160, page 508, 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 _XX_ improved property, known as: 406 Oak Forge Drive, Antioch, TN 37013

The above referenced property is not and has never been the primary residence of the Grantor.

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 8th 14th day of May, 2024

GRANTOR(S)

Georgia Community Investments, LLC, a Georgia Limited Liability Company

By: _____
Charles Walker, Authorized Agent

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, of said County and State, Charles Walker, 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, within named bargainor and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Authorized Agent.

WITNESS my hand and seal, this the 14th day of May, 2024.

_____
Notary Public

Julie Coone
Printed Notary Name

My commission expires: 6-24-27

JULIE COONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 05/14/24 (date of document).

Affiant Signature

05/14/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 14th day of May, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL