Karen Johnson Davidson County
Batch# 1158361 DEEDWARR
07/15/2024 03:20:30 PM 5 pgs
Fees: $28.00 Taxes: $1,123.32
20240715-0053166

Prepared by: Christina M. Bartee, BATSON NOLAN PLC, 105 Fifth Ave. West, Ste 201, Springfield, TN 37172 (615) 382-4420

LARRY KEITH NESBITT, EXECUTOR OF
THE ESTATE OF VIRGINIA C. NESBITT, ET AL

TO: *WARRANTY DEED*

GEORGIA COMMUNITY INVESTMENTS LLC
A GEORGIA LIMITED LIABILITY COMPANY

THIS WARRANTY DEED OF REALTY, executed as of the 12th day of July, 2024, by Grantors, LARRY KEITH NESBITT, EXECUTOR of the ESTATE OF VIRGINIA C. NESBITT, NOAH JAMES FAGAN, INDIVIDUALLY and as BENEFICIARY under the LAST WILL and TESTAMENT of VIRGINIA C. NESBITT, ABIGAIL ELIZABETH FAGAN, INDIVIDUALLY and as BENEFICIARY under the LAST WILL and TESTAMENT of VIRGINIA C. NESBITT, and GRACE LINDA GRAVES, INDIVIDUALLY and as BENEFICIARY under the LAST WILL and TESTAMENT of VIRGINIA C. NESBITT, to Grantee, GEORGIA COMMUNITY INVESTMENTS LLC, a Georgia limited liability company,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to it, and to its successors and assigns forever, in fee simple, certain realty situated in the 8th Civil District of Davidson County, Tennessee, and bounded and described as follows:

Being Lot No. 118 on the Plan of Hickory Wood Estates, Section C, of record in Plat Book 6900, Page 885, 886, 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary K. Nesbitt and wife, Virginia C. Nesbitt by Warranty Deed from Butler Construction, LLC, dated December 19, 1997, recorded December 30, 1997 at 8:21 AM, appearing of record in Book 10737, Page 211, Register's Office for Davidson County, Tennessee. Gary Nesbitt died June 18, 2019 leaving Virginia C. Nesbitt fee simple and sole owner. The said Virginia C. Nesbitt, a resident of Davidson County, Tennessee, died testate, February 15, 2024. Petition/Order to Probate the Last Will and Testament of Virginia C. Nesbitt, was filed March 16, 2024 in the Seventh District Circuit Court of Davidson County,

Tennessee, Probate Division, Case No. 24P440, the Last Will and Testament of Virginia C. Nesbitt, appointing Larry Keith Nesbitt Executor. Letters Testamentary issued March 18, 2024. Reference is made to Affidavit of Heirship, of record in Instrument No.: 20240708-0050997, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) building setback lines, utility and drainage easement and all other matters as shown on the aforementioned plat of record; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision assessments, covenants, bylaws, restrictions, declarations and easements of record at Book 9678, Page 187, as amended in Book 9616, Page 470, Book 9616, Page 477, Book 9678, Page 213, Book 9764, Page 213, Book 11180, Page 802 and Instrument No.: 20230707-0052103, Register's Office for Davidson County, Tennessee; (5) building restrictions; (6) By-laws of Hickory Woods Homeowners Association, of record in Book 7932, Page 648; and (7) other matters of public record, Register's Office for Davidson County, Tennessee.

The source of the above description is derived from previous deed of record, no boundary survey having been made at the time of this conveyance.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for 2024 taxes which are prorated and Grantee assumes; (2) will forever warrant and defend the title unto Grantees and to its successors and assigns, against all lawful claims; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTORS:

ESTATE OF VIRGINIA C. NESBITT

By: _____ Executor
Larry Keith Nesbitt, Executor

_____
NOAH JAMES FAGAN, Individually and as Beneficiary under the Last Will and Testament of Virginia C. Nesbitt

ABIGAIL ELIZABETH FAGAN, Individually and as Beneficiary under the Last Will and Testament of Virginia C. Nesbitt

GRACE LINDA GRAVES, Individually and as Beneficiary under the Last Will and Testament of Virginia C. Nesbitt

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Larry Keith Nesbitt, Executor of the Estate of Virginia C. Nesbitt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 10th day of July, 2024

My Commission Expires:

RHIANNON B. MARSH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/21/2026
COUNTY OF MONTGOMERY

Notary Public

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Noah James Fagan, Individually and as Beneficiary of the Last Will and Testament of Virginia C. Nesbitt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 12th day of July, 2024

My Commission Expires:

MATTHEW J. ELLIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. APRIL 11, 2026
COUNTY OF MONTGOMERY

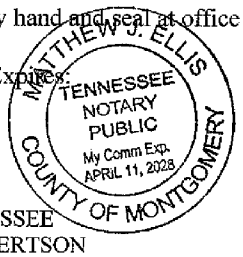
Notary Public

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Abigail Elizabeth Fagan, Individually and as Beneficiary of the Last Will and Testament of Virginia C. Nesbitt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 12th day of July, 2024

My Commission Expires:



Notary Public

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Grace Linda Graves, Individually and as Beneficiary of the Last Will and Testament of Virginia C. Nesbitt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 12th day of July, 2024

My Commission Expires:



Notary Public

Property Owners Name
and Mailing Address:

Georgia Community Investments LLC
2823 Hartford Dr.
Nashville, TN 37210

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
221 Wildgrove Ct.
Antioch, TN, 37013

Map and Parcel No.
176-05-0B-023.00

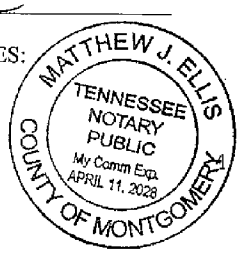
STATE OF TENNESSEE,
Montgomery COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $303,600.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant Grace L. Graves

Subscribed and sworn to before me this the 12 day of July, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES:



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 12, 24 (date of document).

Jennifer L. Pennell

July 15, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

