RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-28012-25

Karen Johnson Davidson County
Batch# 1240262 DEEDWARR
02/24/2025 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,353.83
20250224-0013532

WARRANTY DEED

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2025.

NOTARY PUBLIC

My commission expires: 4/26/25

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Ricketts *et al* 221 Wildgrove Court Antioch, Tennessee 37013	Nexa Mortgage, LLC dba Axen Mortgage 5559 S. Sossaman Road, #1-101 Mesa, AZ 85212	176-05-0B-023-00 CO

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY FIVE THOUSAND NINE HUNDRED AND 00/100 Dollars ($365,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **GEORGIA COMMUNITY INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **PATRICK RICKETTS, AN UNMARRIED MAN AND EMILY CLAIRE HAGENOW, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

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.

Being the same property conveyed to Georgia Community Investments, LLC, a Georgia limited liability company, from Larry Kenneth 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, Grace Linda Graves, Individually and as Beneficiary under the Last Will and Testament of Virginia C. Nesbitt, by Warranty Deed dated 7/12/2024 and recorded 7/15/2024 in Instrument No. 20240715-0053166, said Register's Office.

This conveyance is made subject to all matters as shown on plat of recor4d in Plat Book 6900, Page 885, 886, 887; to any and all restrictive covenants and/or easements 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 improved property known as 221 Wildgrove Court, 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 Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has 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 itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 21st day of February, 2025.

GRANTOR:

Georgia Community Investments, LLC, a Georgia Limited Liability Company

By: _____
Charles Walker, Authorized Agent

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

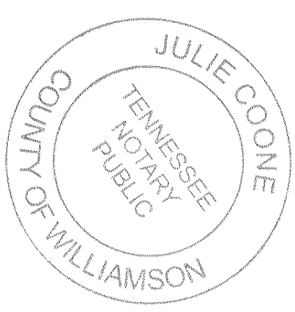
On this the 21ST day of February, 2025, before me, appeared Charles Walker, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Georgia Community Investments, LLC, a Georgia limited liability company, and that said instrument was signed on behalf of said Georgia Community Investments, LLC and said Charles Walker acknowledged said instrument to be the free act of deed of Georgia Community Investments, LLC.

WITNESS my hand and seal, this the 21st day of February, 2025.

_____
Notary Public

Julie Coone
Printed Notary Name

My commission expires: 6-24-27



Certificate of Authenticity

I, Amanda Maynor, 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

February 21, 2025.

Date

Affiant Signature

February 24, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **24** day of **February**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON