WARRANTY DEED

Karen Johnson Davidson County
Batch# 1305057 DEEDWARR
08/01/2025 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250801-0061203

File No. DH-25-9753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Georgia Community Investments, LLC	Same as New Owner	
(NAME) 2823 Hartford Drive	(NAME)	082 03 0 429.00
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(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/we, **Donna L. Forsythe, Trustee of The Donna L. Forsythe Living Trust U/A/D August 9, 2019 as Restated November 30, 2023**, HEREINAFTER CALLED THE GRANTOR, 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 GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Beginning at a point on the West side of Lischey Avenue 125 feet South of the corner of Lischey Avenue and Vaughn Street or Avenue, said beginning point being the Southeast corner of an acre lot sold by John W. Bryan to Mrs Lischey; thence, Westwardly with Mrs. Lischey's line 200 feet to a stake; thence, at right angles, Southwardly 50 feet to a stake; thence, at right angles, Southwardly 50 feet to a stake; thence, Eastwardly 199 feet to a stake; thence, Northwardly with Lischey Avenue 50 feet to the point of beginning, and being the Northerly 50 feet of a 95 foot lot conveyed to M.W. Hardison, by C.H. Cantrell and wife, by Deed recorded in Book 235, Page 53, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donna Forsythe, unmarried, by Warranty Deed dated March 28, 2014, from Johnny B. Willis and wife, Lucille B. Lewis, of record in Instrument No. 20140401-0026721, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donna L Forsythe, Trustee of The Donna L Forsythe Living Trust U/A/D August 9, 2019 by Quitclaim deed from Donna L Forsythe of record in Instrument No. 20191105-0113943 Register's Office for Davidson County, Tennessee, dated 11/4/2019 and recorded on 11/5/2019.

This is property more commonly known as 904 Lischey Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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/our hand this 30 day of July, 2025.

The Donna L Forsythe Living Trust U/A/D August 9, 2019 as Restated November 30, 2023

By: Donna L. Forsythe, Trustee
Donna L. Forsythe, Trustee

STATE OF Arizona
COUNTY OF Yavapai

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Donna L. Forsythe with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of the Donna L. Forsythe Living Trust U/A/D August 9, 2019 as Restated November 30, 2023, the within named bargainor, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee

Witness my hand, at office, this 30 day of July, 2025.

Notary Signature
My commission expires: 09/24/2027

JESUS C DE NIZ
NOTARY PUBLIC - ARIZONA
Yavapai County
Commission Number 657215
My Comm. Expires Sep. 24, 2027

JCD

JESUS C DE NIZ
NOTARY PUBLIC - ARIZONA
Yavapai County
Commission Number 657215
Sep. 24, 2027

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, D. Hardwick, 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 30, 2025**.

Date

D. Hardwick

Affiant Signature

August 1, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

