STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$235,000.00** (Two Hundred Thirty-Five Thousand)

AFFIANT

Subscribed to and sworn before me this 22nd day of August 2025

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC (NOTARY SEAL) My Commission Expires on 07/03/2028 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1314694 **DEEDWARR**
08/26/2025 09 44 44 AM 2 pgs
Fees $13 00 Taxes $869 50

20250826-0068102

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Georgia Community Investments, LLC 2823 Hartford Drive Nashville, TN 37210	**SAME AS NEW OWNER**	122010A42900CO

WARRANTY DEED

FOR AND IN 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, **DEBORAH LYNN GRIGGS, EXECUTRIX OF THE ESTATE OF YANCIE MICHELLE TAYLOR AND ROBERT EDWARD OSWALT, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** 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(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Unit No. 18 in Woodland Pointe, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument 20001011-0101044, as amended in Instrument 20020725-0089575 and Instrument 20020904-0107261, said Register's Office.

Being the same property conveyed to Yancie M. Taylor by deed from Megan Harwood, unmarried, and Steven M. Potts, unmarried, of record in Instrument No. 20050207-0014314 dated January 31, 2005 and recorded February 7 ,2005 in the Register's Office for Davidson County, Tennessee. The said Yancie M. Taylor a/k/a Yancie Michelle Taylor having since died April 13, 2025 leaving a Last Will and Testament admitted to probate in Docket No. 25P1315 in the Probate Court for Davidson County, Tennessee, wherein Deborah Lynn Griggs was named and appointed as Executrix of the Decedent's estate, the Will devises the property to Robert Edward Oswalt, who joins in this conveyance to convey any rights he may have in said property pursuant to the Will.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

This is	(**X**) IMPROVED ( ) UNIMPROVED	Property known as **250 BUCK RUN DRIVE** **NASHVILLE, TN 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Whenever 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, this 22nd day of August, 2025

Estate of Yancie Michelle Taylor

By: Deborah Lynn Griggs, Executrix

Robert Edward Oswalt, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me , the undersigned, a Notary Public in and for said County and State, the within named **Deborah Lynn Griggs**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Executrix of the **Estate of Yancie Michelle Taylor**, and in her capacity as such Executrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 22nd day of August, 2025.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of August, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert Edward Oswalt** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 22nd day of August, 2025.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY