RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-35941-25

Karen Johnson Davidson County
Batch# 1363971 DEEDWARR
12/31/2025 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20251231-0104248

WARRANTY DEED

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of December 2025

NOTARY PUBLIC

My commission expires: 9/19/28

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
Fidel Gonzalez Garcia 250 Buck Run Drive Nashville, TN 37214	Same address as new owner	122-01-0A-429-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY NINE THOUSAND AND 00/100 Dollars ($289,000.00) 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, **FIDEL GONZALEZ GARCIA, A SINGLE 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 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 Georgia Community Investments, LLC, a Georgia limited liability company, from Deborah Lynn Griggs, Executrix of the Estate of Yancie Michelle Taylor and Robert Edward Oswalt, an unmarried man, by Warranty Deed dated August 22, 2025 and recorded August 26, 2025 in Instrument #20250826-0068102, said Register's Office.

Being the same property conveyed to Yancie M. Taylor from Megan Harwood, unmarried, and Steven M. Potts, unmarried, by Warranty Deed dated January 31, 2005 and recorded February 7, 2005 in Instrument #20050207-0014314, said Register's Office. The said Yancie M. Taylor, aka Yancie Michelle Taylor having 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 Decendent'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.

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: 250 Buck Run Drive, Nashville, TN 37214

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 29th day of December, 2025

GRANTOR(S)

Georgia Community Investments, LLC, a Georgia Limited Liability Company

By: _____
Charles Walker, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

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 herself to be Authorized Agent of Georgia Community Investments, LLC, within named bargainor and that she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself as Authorized Agent.

WITNESS my hand and seal, this the 29th day of December, 2025.

_____
Notary Public

_____
Printed Notary Name

My commission expires: 6-24-27

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 Dec 29, 25 (date of document).

Jennifer L Pennell

Dec 30, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Dec 30, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

