WARRANTY DEED

Karen Johnson Davidson County
Batch# 1445539 DEEDWARR
07/13/2026 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $569.80
20260713-0062991

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of July, 2026.

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

Notary Public

My Commission Expires: 8/24/27

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Georgia Community Investments, LLC	**New Owner**	162 01 0A 041 CO
500 Hickory Glade Drive	2823 HARTFORD DR.	
Nashville, TN 37013	NASHVILLE, TN 37210	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Lesli Oliver Wright, as Conservator for Judith Wenzlaff, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Georgia Community Investments, LLC, a Limited Liability Company, hereinafter called the Grantees, 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 Lot No. 41 on the Plan of Phase 1, Hickory Glade of record in Plat Book 6250, page 889, which amends Book 6250, page 888, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Judith Diane Winston from OpenDoor Property J, LLC, a Delaware Limited Liability Company, by Deed dated November 24, 2021 and as of record in Instrument No. 20211202-0159631, said Register's Office.

Judith Diane Winston and Judith Wenzlaff are one and the same person.

Lesli Oliver Wright was appointed as Conservator of Judith Wenzlaff by Letters of Conservatorship, dated June 9, 2026, Docket No. 26P491, Circuit Court of Davidson County, Tennessee, Probate Division. Order Approving Contract was entered June 30, 2026 and Lesli Oliver Wright, Conservator, is authorized to execute all necessary documents to convey the subject property.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

Subject to all matters as shown on plat of record in Plat Book 6250, page 888 and 889, said Register's Office.

Conveyance of the common area to Hickory Glade Homeowner's Association, Inc. of record in Book 6898, page 921 and as re-recorded in Book 6899, page 562, said Register's Office.

Charter of Hickory Glade Homeowner's Association of record in Book 6845, page 780, said Register's Office.

Subject to restrictions of record in Book 6824, Page 929, as re-recorded in Book 6898, page 896, as amended in Book 6824, page 952, as re-recorded in Book 6898, page 919, Book 6898, page 920, Book 6957, page 473, Book 7959, page 869 and Instrument No. 20031223-0182416, Register's Office said County

Subject to By-Laws of the homeowner's association of record in Book 6878, Page 390 as amended in Book 10697, page 182, said Register's Office.

Delcaration of Sidewalk Easement and/or Rights of Way of record in Instrument No. 20220127-0009848, said Register's Office.

Subject to lien for special assessments as contained in restrictions.

Subject to rights of others in and to the common areas and elements.

This is unimproved X improved property, known as 500 Hickory Glade Drive, Nashville, TN 37013

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 hand this 8th day of July, 2026.

Conservatorship of Judith Wenzlaff

By: Lesli Oliver Wright, conservator
Lesli Oliver-Wright, Conservator

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Leslie Oliver Wright as Conservator for Judith Wenzlaff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Conservator of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of July, 2026.

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

Notary Signature
My commission expires: 8/24/27

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 7/8/26.

K Lee

Affiant Signature

Date: 7/8/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 8th day of July, 2026.

Cassie Pulley

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER