Karen Johnson Davidson County
Batch# 654464 DEEDWARR
06/10/2021 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $529.10
20210610-0078573

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 10-22-2023
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 143,000.00

Amanda Winkler
Affiant

Subscribed and Sworn before me this 4th day of June , 2021.

Notary Public
My commission expires: 10/22/23

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Terminus Capital Investing LLC 3204 Oakview Court, Nashville, TN 37013	The same	150-07-0-358

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tyrone H. Caldwell, a single man** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Terminus Capital Investing LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson, Tennessee:

Being Lot No. 22B zone lot division Lots 22 and 55, Lakeshore Woods, Section Two, as recorded in Book 5200, Page 508, as revised in Plat Book 5800, page 370 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Tyrone H. Caldwell, unmarred by deed from Billie Jo Josovitz, Dated 10/23/2009, Recorded 11/03/2009, Instrument Number 200911030101628, Register's Office for Davidson County.

This is [ ] improved [ ] unimproved property known as 3204 Oakview Court, Nashville, TN 37013

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of June, 2021

Tyrone H. Caldwell

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

This the 4th day of June, 2021.

Notary

My commission expires: 10-22-23

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp 10-22-2023
COUNTY OF RUTHERFORD

Copy Acknowledgement

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

