Karen Johnson Davidson County
Batch# 682640 DEEDWARR
07/23/2021 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $560.55
20210723-0099139

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

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 151,500.00

Affiant

Subscribed and Sworn before me this ~~23rd~~ 21st day of July , 2021.

Notary Public
My commission expires: 1/3/23

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Hany Mikhail 2008 Keaton Drive Lavergne TN 37086	The same	150-07-0-358.00

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, **Terminus Capital Investing, LLC, a Georgia Limited Liability Company** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hany Mikhail, married and Abdelmalak Ghobrial, married,** "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 Terminus Capital Investing LLC, a Limited Liability Company, by deed from Tyrone H. Caldwell, a single man, of record in Instrument No. 20210610-0078573, dated June 4, 2021, Register's Office for said County.

This is [X] 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 ~~23rd~~ 20th day of July, 2021

Terminus Capital Investing, LLC, a Georgia Limited Liability Company

By: _____
Lyle Spann, Authorized Signor

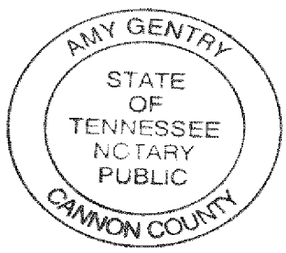
STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, of the state and county mentioned, personally appeared Lyle Spann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor of Terminus Capital Investing, LLC, the within named bargainor, a Limited Liability Company, and that such Lyle Spann as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

This the 20th day of July, 2021.

_____
Notary

My commission expires: 3/8/25



Certification of Recorded Documents

I, Aubrey Seavers, 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 20, 2021.

(AFFIANT) – Aubrey Seavers

07/20/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 20th day of July, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY