Karen Johnson Davidson County
Batch# 728408 DEEDWARR
10/01/2021 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $623.45
20211001-0132245

Name and Address of New Owner:
Terminus Capital Investing LLC
405 N Front St
Murfreesboro, TN 37130

Send Tax Statements To:
Terminus Capital Investing LLC
405 N Front St
Murfreesboro, TN 37130

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21092060

Map and Parcel: 119 13 0 007.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ahurora Nevarez, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Terminus Capital Investing LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors 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, and being all of Lot No. 68, and addition to and a revision of Lot Nos. 93, 94, 95, 96 and 97 of the H. G. McNabb Subdivision, according to survey and plat of same appearing of record in Book 1130, page 79, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Ahurora Nevarez by Warranty Deed filed for record on March 29, 2006 in Instrument Number 20060329-0035761, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of H.G. McNabb Subdivision of record in Book 1333, page 387; All matters as set forth per plat of record in Book 1130, page 79, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2939 Harlin Drive, Nashville, TN 37211

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 24th day of September, 2021.

Ahurora Nevarez

Ahurora Nevarez

State of Tennessee

County of Rutherford

Personally appeared before me, Ahurora Nevarez with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th of September, 2021.

Notary Public
My Commission Expires: 5/22/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $168,500.00.

Affiant Signature

Subscribed and sworn to before me, this 24th day of September, 2021.

Notary Public
My Commission Expires: 5/22/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 9/24/2021 (date of document).

L Vaught

Affiant Signature

9/30/2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30th day of September 2021.

Jessica L Tolley

Notary Signature

My Commission Expires: 11-20-2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY