Karen Johnson Davidson County
Batch# 753049 DEEDWARR
11/10/2021 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20211110-0150387

Name and Address of New Owner:
Nashville Biza Holdings, LLC
711 Lenox Ave
Miami Beach, FL 33139

Send Tax Statements To:
New Owner

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-21102256

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, **Terminus Capital Investing LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Nashville Biza Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, her 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, and being all of Lot No. 68, an 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 Terminus Capital Investing LLC, a Tennessee limited liability company by Warranty Deed filed for record on October 1, 2021 in Instrument Number 20211001-0132245, 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; all of 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hand this 1st day of November, 2021.

Terminus Capital Investing LLC

BY: _____

Patrick Miller, Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Patrick Miller, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be member of Terminus Capital Investing LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this 1st of November, 2021.

_____

Notary Public

My Commission Expires: 5/20/22

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 ~~$250,000.00~~ 235,600.00.

_____

Affiant Signature

Subscribed and sworn to before me, this 1st day of November, 2021.

_____

Notary Public

My Commission Expires: 5/20/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/5/2021 (date ~~of document~~).

Affiant Signature

11/5/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5th day of November, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025