WARRANTY DEED

Karen Johnson Davidson County
Batch# 822255 DEEDWARR
03/14/2022 03:55:58 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20220314-0029718

DANA DUNWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

BS-JP-22-3401

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Terminus Capital Investing, LLC	**New Owner**	
(NAME)	(NAME)	**136-15-0B-161.00-CO**
405 N Front St.		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRADLEY PENNER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERMINUS CAPITAL INVESTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Number 111 on the Plan of A Horizontal Property Regime (Private Element) Phase 3, Smith Springs Townhomes, of record in Plat at Instrument No. 20020926-0117439, 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 Bradley Penner, an unmarried by Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D. C. of record in Instrument No. 20050808-0093374 Register's Office for Davidson County, Tennessee, dated July 29, 2005 and recorded on August 08, 2005.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record as Instrument No. 20020926-0117439 and Instrument No. 20040319-0031383, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11666, Page 151, as supplemented in Instrument No. 20010730-0080392, amended at Instrument No. 20030115-0006563 and Instrument No. 20050301-0022516, Register's Office for Davidson County, Tennessee
- Homeowners Association Charter of record in Book 11666, Page 149, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11666, Page 191, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 11540, Page 482, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to Smith Springs Townhomes Homeowners Association of record in Instrument Number 20000111-0003643,, in the Register's Office for Davidson County, Tennessee.
- Smith Springs Townhomes Association, Inc., Rules and Regulations of record in Instrument Number 20110816-0063130, in the Register's Office for Davidson County, Tennessee.
- Articles of record in Instrument Number 20000316-0026959, in the Register's Office for Davidson County, Tennessee.
- Openspace of record in Instrument Number 20180202-0010921, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20171127-0120856, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3401 Anderson Road, Unit 111, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10th DAY OF MARCH, 2022.

Bradley Penner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY PENNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of March, 2022.

Notary Public
My Commission Expires: 5-2-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212