WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: (Af

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

LR-TCI-22-3804

Karen Johnson Davidson County
Batch# 919141 DEEDWARR
09/20/2022 03:12:45 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20220920-0104666

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)	**104-01-0-023.00**
503 N. Maple Street		
(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, **JEANNE LAMBERT, EXECUTOR OF THE ESTATE OF SALVATORE A. IEROVANTE,** 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 GEORGIA 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 Lot No. 29 on the Plan of Second Revised Valley View Subdivision, Section One of record in Plat Book 2331, Page 113, 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 Salvatore A. Ierovante, unmarried by Warranty deed from Myrtle Garner, unmarried of record in Book 10923, page 545, Register's Office for Davidson County, Tennessee, dated April 29, 1998 and recorded on May 08, 1998.

Said Salvatore A. Ierovante became deceased on May 14, 2022 leaving Last Will and Testament filed for Probate in Docket No. 22P1089, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, Jeanne Lambert is named Executor of the Estate of Salvatore Ierovante, deceased.

Order Admitting Will to Probate Recorded on August 25, 2022 and Inst No, 20220825-0095877
Last Will and Testament Recorded on August 25, 2022 and Inst No. 20220825-0095878.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 2331, Page 113, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2446, Page 146, amended in Book 2487, Page 19, amended in Book 2604, page 82, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Sewer of record in Book 3866, Page 456, 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: **3804 Sentinel Dr, Nashville, Tennessee 37209**.

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 14th DAY OF SEPTEMBER, 2022.

The Estate of Salvatore A. Ierovante

BY: Jeanne Lambert, Executor
Jeanne Lambert
Executor

Jeanne Lambert
Jeanne Lambert

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~DAVIDSON~~ Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANNE LAMBERT, EXECUTOR of the THE ESTATE OF SALVATORE A. IEROVANTE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th of September, 2022.

Notary Public
My Commission Expires: 10/22/23
(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Brian Hillgrove, Notary Public
Allegheny County
My commission expires October 22, 2023
Commission number 1202371
Member, Pennsylvania Association of Notaries

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~DAVIDSON~~ Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANNE LAMBERT, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of September, 2022.

Notary Public
My Commission Expires: 10/22/23
(SEAL

Commonwealth of Pennsylvania - Notary Seal
Brian Hillgrove, Notary Public
Allegheny County
My commission expires October 22, 2023
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212