WARRANTY DEED

RONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

LR-ZT-22-3804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 938990 **DEEDWARR**
11/08/2022 08:49:00 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20221108-0119822

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Jeffery Caine **Frank Gearheart**	**New Owner**	
(NAME)	(NAME)	**104-01-0-023.00**
1114 Watkins Creek Drive	**1114 Watkins Creek Drive**	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	**Franklin, TN 37067**	
(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, **TERMINUS CAPITAL INVESTING, LLC, A GEORGIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFERY CAINE AND FRANK GEARHEART, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** 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 Terminus Capital Investing, LLC, a Georgia Limited Liability Company by Warranty Deed from Jeanne Lambert, Executor of the Estate of Salvatore A. Ierovante of record in Instrument No. 20220920-0104666, Register's Office for Davidson County, Tennessee, dated September 14, 2022 and recorded on September 20,2022.

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. The said Salvatore A. Ierovante having died 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 in Instrument No. 20220825-0095877, and Last Will and Testament recorded on August 25, 2022 and Instrument No. 20220825-0095878 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years.
- 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 Drive, Nashville, Tennessee 37209-4835**.

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 4th DAY OF NOVEMBER, 2022.

Terminus Capital Investing, LLC

BY:_____
Victoria Mangrum
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTORIA MANGRUM, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TERMINUS CAPITAL INVESTING, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of November, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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