Karen Johnson Davidson County
Batch# 1005055 DEEDWARR
05/18/2023 11:41:30 AM 2 pgs
Fees: $13.00 Taxes: $921.30
20230518-0037344

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 2/7/2026
(AFFIX SEAL)

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-16384NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Terminus Capital Investing, LLC, a Georgia limited liability company	Terminus Capital Investing, LLC, a Georgia limited liability company	053140A02400CO
(NAME)	(NAME)	
405 N Front Street	405 N Front Street	
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37130	Murfreesboro TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Nine Thousand And No/100 Dollars ($249,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOSHUA LIEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERMINUS CAPITAL INVESTING, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Final Plat of The Woods of Neely's Bend, Phase I as of record in Plat Book 9700, page 928, and revised in Instrument Number 200008280084438, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal

description.

Being the same property conveyed to Joshua Lien, unmarried by Warranty Deed dated 10/04/2007 from Terence Mitchell, Sr. and wife, Robin A. Mitchell, of record in Instrument Number 20071010-0120379, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1625 Comanche Run, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hands this 17 day of May, 2023.

Joshua Lien

STATE OF Texas
COUNTY OF Travis

On this 17th day of May, 2023, before me personally appeared **Joshua Lien** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson County, Tennessee~~ Hays County, Texas this 17th day of May, 2023.

Commission Expires: 08/26/2023

Notary Public

CHRISTOPHER M WHEELER
Notary Public, State of Texas
Comm. Expires 08-26-2023
Notary ID 13214551

I, Andy Maloney, 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 5/17/2023 (date of document).

Affiant Signature
Date 5/17/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 17 day of May, 2023

Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY