Name and Address of New Owner:
Terminus Capital Investing LLC
530 Uptown Square
Murfreesboro, TN 37130

Send Tax Statements To:
Terminus Capital Investing LLC
530 Uptown Square
Murfreesboro, TN 37130

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23081265

Map and Parcel: 135 12 OA 027.00 and 135 12 OA 068.00

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, **Jerry Daniels, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Terminus Capital Investing LLC, a Georgia limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All the tract or parcel of land lying and being in the 2nd Civil District of Davidson County, Tennessee. Said interest being Unit 2055 of Nashboro Village Twelve (12) Condominium, and Garage Unit No. 2055 G of said condominium, as shown on Master Plot Plan for Nashboro Village Twelve (12) Condominium, Prepared by Miller, Wihry & Lee, Inc. Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, page 121, Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve (12) Condominium, recorded in Book 4827, page 30, aforesaid recorded on June 20, 1974, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made part hereof. The interest herein conveyed includes without limiting the generality of the foregoing, an undivided 2.28% interest in Common Elements of the Nashboro Village Twelve (12) Condominium.

Being the same property conveyed to Jerry Daniels by Warranty Deed filed for record on September 4, 2012 in Instrument Number 20120904-0079236, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Master Deed for Nashboro Village Twelve of record in Book 4827, page 30 and as amended in Book 6152, page 252 and Instrument No. 20090603-0051209; Covenants, Conditions and Restrictions of Nashboro Village of record inBook 4827, page 14 and as amended in Book 5469, page 840 and Book 7751, page 907; All matters as set forth on Master Plot Plan for Nashboro Village Twelve (12) Condominium, Prepared by Miller, Wihry & Lee, Inc. Landscape Architects & Engineers, dated November 1, 1973 in Book 4675, page 121; By-laws as set forth on Exhibit "B" of Master Deed for Nashboro Village Twelve of record in Book 4827, page 30; HOA Charter of record in Book 4828, page 829, and Book 4828, page 834; Grant of Easement to Metropolitan Government for Electric power overhead conductors of record in Book 4821, page 109; Overhead Easement of record in Book 4815, page 425; all of said Register's Office.

Karen Johnson Davidson County
Batch# 1053897 DEEDWARR
09/25/2023 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $535.95
20230925-0075313

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: 2055 Nashboro Boulevard, Nashville, TN 37217

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 my hand this 20th day of September, 2023.

Jerry Daniels

State of Indiana

County of Jackson

Personally appeared before me, Jerry Daniels with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th of September, 2023.

Notary Public
My Commission Expires: 12.07.2030

JACOB MILLSAP
Notary Public - Seal
Bartholomew County - State of Indiana
Commission Number NP0745381
My Commission Expires Dec 7, 2030

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $144,850.00.

Affiant Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 20th day of September, 2023.

Notary Public
My Commission Expires: 3/15/2025

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 9/20/23 (date of document).

Affiant Signature

9/25/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of September, 2023.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3-15-2025