Karen Johnson Davidson County
Batch# 1060975 DEEDWARR
10/16/2023 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,315.35
20231016-0081138

WARRANTY DEED

CHRISTINE VELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-15-26
(AFFIX SEAL)

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

File No.: TN-2023-17350NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Terminus Capital Investing LLC	New Owner	09015014100
(NAME) 530 Uptown Square	(NAME)	
(ADDRESS) Murfreesboro TN 37130	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty-Six Thousand And No/100 Dollars ($366,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SUSAN LONG OLIVER AND VICTORIA ANN VINISE ALDOUSF**, 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:

Land in Davidson County, Tennessee, being Lot No. 1153 on the Map of Charlotte Park Sub—Division, Section 16, as of record in Book 3300, page 97, R.O.D.C. Tennessee.

Said lot no. 1153 is described as follows: Beginning at a point in the northwesterly margin of Capri Drive, said point being the common corner of Lots Nos. 1152 and 1153; thence in a northwesterly direction along the line between said two lots, 94.7 feet to the common corner of Lots Nos. 1152, 1153 and 1154; thence westerley with the line between Lots Nos. 1153 and 1154, 109.6 feet to a point in the eastsrly margin of

Capri Court; thence southerly along the curving margin of Capri Court, 124.6 feet to a point which is the beginning of a curve having a radius of 25 feet, a distance of 39.3 feet to a point in the northwesterly margin of Capri Drive; thence northeasterly along said margin of Capri Drive 103.9 feet to the point of beginning.

Being the same property conveyed to Vincent Wilberfore Long, Jr. and wife, Jo Ann P. Wilberfore Long by Warranty Deed from Burton Douglas Martin and wife, Elsie M. Martin, dated 06/10/1964 and recorded on 06/10/1964 in Book 3767, Page 349, in the Register's Office Davidson County, Tennessee. Vincent Wilberfore Long, Jr. having since died on 10/06/2009 and Jo Ann P. Wilberfore Long having since died on 12/01/2022. Last Will and Testament of Joann Perry Long filed in Case No. 23P54, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) leaves said property to Susan Long Oliver and Victoria Ann Vinise Aldousf, in equal shares.

* radius

unimproved ☐
This is improved ☒ property, known as 400 Capri Court, Nashville, TN 37209
(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 13th day of October, 2023.

Susan Long Oliver

Victoria Ann Vinise Aldousf

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of October, 2023, before me personally appeared Susan Long Oliver and Victoria Ann Vinise Aldousf 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 their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 13th day of October, 2023.

Commission Expires: 5-18-24

Notary Public

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 10/13/23 (date of document).

Affiant Signature

10/16/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16th day of October, 2023.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3-15-2025