Karen Johnson Davidson County
Batch# 1068532 DEEDWARR
11/03/2023 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,354.20
20231103-0086362

Name and Address of New Owner:
Logan D DeRepentigny
1625 Comanche Run
Madison, TN 37115

Send Tax Statements To:
NBKC Bank
8320 Ward Parkway
Kansas City, MO 64114

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-23091415

Map and Parcel: 053 14 0A 024.00

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, **Terminus Capital Investing LLC, a Georgia Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Logan D DeRepentigny, a single man**, hereinafter called the GRANTEE, his heirs 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. 24 on the Final Plat of The Woods of Neely's Bend, Phase I - "Second Revision", as of record in Book 9700, page 928 and revised in Instrument No. 20000828-0084438, 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 Terminus Capital Investing, LLC, a Georgia Limited Liability Company by Warranty Deed filed for record on May 18, 2023 in Instrument Number 20230518-0037344, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of The Woods of Neely's Bend of record in Book 11527, page 304; All matters as set forth per plat of record in Book 9700, page 928 and revised in Instrument Number 20000828-0084438; HOA Charter as set forth on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Woods at Neely's Bend of record in Book 11527, page 304; By-laws as set forth on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Woods at Neely's Bend of record in Book 11527, page 304; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6932, page 22, Book 6931, page 982, Book 7358, page 637, Book 8081, page 806, Book 8081, page 815 and Book 8081, page 818; Quitclaim Deed to The Woods at Neely's Bend Homeowners' Association, Inc. for open space of record in Instrument Number 20110916-0072158; All matters of prior plat of record in Book 974, page 26; all of said Register's Office.

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: 1625 Comanche Run, Madison, TN 37115

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 27th day of October, 2023.

Terminus Capital Investing LLC

BY: _____

Patrick Miller, Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Patrick Miller, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Member of Terminus Capital Investing LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this 27 of October, 2023

_____

Notary Public

My Commission Expires: 4.19.27

SARAH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$360,000.00~~ 360,000.00.

LD

Logan D DeRepentigny 11/01/23

Affiant Signature

Subscribed and sworn to before me, this 27th day of October, 2023.

_____

Notary Public

My Commission Expires: 4/19/27

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 10/27/23 (date of document).

Affiant Signature

11/3/23
Date

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of November, 2023.

Notary Signature

My Commission Expires: 3-15-2025