Karen Johnson Davidson County
Batch# 1131221 DEEDWARR
05/06/2024 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,994.30
20240506-0033016

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 539,000.00.

Affiant

Subscribed and Sworn before me this 3rd day of May , 2024.

Notary Public
My commission expires: 3/20/28

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Laura Daniel 400 Capri Court, Nashville, TN 37209	New Owner	090-15-0-141.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Terminus Capital Investing, LLC, a Georgia Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Laura Daniel, a Single Woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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 westerly with the line between Lots Nos. 1153 and 1154, 109.6 feet to a point in the easterly 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

Being the same property conveyed to Terminus Capital Investing, LLC, a Georgia Limited Liability Company by Warranty Deed from Susan Long Oliver and Victoria Ann Vinise Aldousf, dated October 13, 2023, recorded of record on 10/16/2023 in instrument #20231016-0081138, Register's Office of Davidson County, Tennessee.

This is [✓] improved [ ] unimproved property known as 400 Capri Court, Nashville, TN 37209 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 3rd day of May , 2024.

Terminus Capital Investing, LLC, a Georgia Limited Liability Company

By: _____
Patrick Miller, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Kathleen Camp of the state and county mentioned, personally appeared Patrick Miller, Member of Terminus Capital Investing, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Terminus Capital Investing, LLC, the within named bargainor, a Limited Liability Company, and that such Patrick Miller, Member of Terminus Capital Investing, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Rutherford Co, this 2nd day of May, 2024.

_____
Notary Signature

Printed Name: Kathleen Camp

My commission expires: 11-28-2026



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 May 3, 2024 (date of document)

Regina Sullo
Affiant Signature

May 6, 2024
Date

State Of TN

County of Davidson

Sworn and subscribed before me this 6th day of May, 2024

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY CO... 2026

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