Karen Johnson Davidson County
Batch# 1154088 DEEDWARR
07/03/2024 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20240703-0050339

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 $292,000.00.

Affiant

Subscribed and Sworn before me this 2nd day of July , 2024.

Notary Public
My commission expires: 8-16-2025

MELODY LYNN CARR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BEDFORD MY COMM. EXPIRES AUGUST 16, 2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Brittney Boston 2055 Nashboro Boulevard, Nashville, TN 37217	New Owner	135-12-0A-027-00

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 **Brittney Boston, A Single Woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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.

Further, being the same property conveyed to Terminus Capital Investing, LLC, a Georgia limited liability company by Warranty Deed from Jerry Daniels, unmarried, dated September 20, 2023 and recorded September 25, 2023 of record in Instrument No. 20230925-0075313, 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 in Book 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.

This is [X] improved [ ] unimproved property known as 2055 Nashboro Boulevard, Nashville, TN 37217 .

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 2nd day of July , 2024.

Terminus Capital Investing LLC, a Georgia Limited Liability Company

By: _____
Patrick Miller, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, ~~Patri~~ Vicki Sheridan of the state and county mentioned, personally appeared Patrick Miller, Member of Terminus Capital Investing, 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, the within named bargainor, a Limited Liability Company, and that such Patrick Miller, Member of Terminus Capital Investing 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 Murfreesboro, TN, this 2nd day of July, 2024.

Vicki Sheridan
Notary Signature

Printed Name: Vicki Sheridan

My commission expires: 9/20/2025

VICTORIA M. SHERIDAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 **07/02/2024** (date of document).

Jami K Averwater

Signature

07/03/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **3rd** day of **July**, 2024.

Vicki Sheridan

Notary's Signature

MY COMMISSION EXPIRES: 09/20/2025

Seal

