Karen Johnson Davidson County
Batch# 1192354 DEEDWARR
10/10/2024 12:27:30 PM 4 pgs
Fees: $23.00 Taxes: $540.20
20241010-0078782

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-24-4934

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of October, 2024

Notary Public

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 To:	Map & Parcel
Terminus Capital Investing, LLC 201 Cedarwood Ln Madison, TN 37115	Terminus Capital Investing 2440 Old Fort Pkwy Box 426 Murfreesboro, TN 37128	043-02-0A-201.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Cathryn Ellen, Successor Trustee of the Harold J. Corrie and/or Clara L. Corrie Revocable Living Trust dated March 2, 1999, as amended August 13, 2019 (a Revocable Living Trust)** HEREINAFTER REFERRED TO AS 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 HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 201 on the Plan of a Resubdivision of a Portion of Phase Two, Cedarwood Courtyard Homes, of record in Book 5200, page 590, Register's Office for Davidson County, Tennessee, to which plan reference is made for the exact location thereof.

Being the same property conveyed to Clara L. Corrie by Warranty Deed from Claudette Higginbotham, Geraldine Gibson, Brenda Vineyard, Richard Goble, Douglas E. Goble, John Goble, Cheryl Schmidt, Cindy Renshaw, Colleen Russell and Michelle Stevens, Heirs At Law of Annette G. Loring, deceased, of record in Instrument No. 20020327-0037503 Register's Office for Davidson County, Tennessee, dated March 20, 2002 and recorded on March 27, 2002.

Being the same property conveyed to Clara L. Corrie, Trustee of the Harold J. Corrie and/or Clara L. Corrie Revocable Living Trust dated March 2, 1999 (a Revocable Living Trust) by Warranty Deed from Clara L. Corrie of record in Instrument No. 20090902-0082448 Register's Office for Davidson County, Tennessee, dated September 02, 2009 and recorded on September 02, 2009.

Clara L. Corrie has since died, and per the terms of the applicable trust agreement dated March 2, 1999, as amended on August 13, 2019, Cathryn Ellen is the Successor Trustee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 201 Cedarwood Ln, 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 GRANTEES, their heirs and assigns forever; and we so 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 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.

Dated this the 9 day of October, 2024.

Cathryn Ellen, Trustee

Cathryn Ellen, Successor Trustee of the
Harold J. Corrie and/or Clara L. Corrie
Revocable Living Trust dated March 2, 1999,
as amended August 13, 2019

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

On this 9 day of October, 2024, before me personally appeared Cathryn Ellen, Successor Trustee of Harold J. Corrie and/or Clara L. Corrie Revocable Living Trust dated March 2, 1999, as amended August 13, 2019, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9 day of October, 2024.

Notary Signature

My commission expires: 5-10-27



WARRANTY DEED

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 **10/09/2024** (date of document).

Jami K. Averwater

Affiant Signature

10/10/2024

Date

State of **Tennessee**

County of **Rutherford**

Sworn to and subscribed before me this **10th** day of **October**, 2024.

K Camp

Notary's Signature

MY COMMISSION EXPIRES: 11-28-2026

SEAL

