WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

J-FBR-24-2301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Terminus Capital Investing LLC	**Same as New Owner**	
(NAME) **1775 The Exchange, Suite 318**	(NAME)	**081 06 0 450.00**
(ADDRESS) **Atlanta, GA 30339**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF BEVERLY L. INGRAM AND ROBERT D. DAVIDSON, SR, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERMINUS CAPITAL INVESTING LLC, A GEORGIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 16 on the Plan of the Subdivision of part of Lot No. 16 of the Nichol Property of record in Plat Book 2, Page 49, in the Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert D. Davidson and Beverly L. Ingram by Warranty Deed from John W. Gentry and wife, Katherine R. Gentry of record in Book 5572, Page 789, in the Register's Office for Davidson County, Tennessee, dated February 25, 1980 and recorded on March 03, 1980.
Robert D. Davidson, Sr and Robert D. Davidson are one and the same.

The said Beverly L. Ingram died on or about January 31, 2020. Affidavit of Heirship in Instrument No. 20200313-0028340, in the Register's Office, naming Robert D. Davidson, Jr. and Shuntae Davidson as heirs-at-law.

Order Approving Contract for Sale of Real Property known as 2301 Saint Louis Street, Nashville, Tennessee 37208, was entered on October 7, 2024 under Docket No. 20P-1640, in the Sixth Circuit Court of Davidson County, Tennessee, Probate Division. Said Order divested all heirs and claimants of any interest in said property and vested the property solely in the Administrator of the Estate of Beverly Louis Ingram.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 49, Chancery Court for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20190906-0090008 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2301 St Louis Street, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch # 1203263 **DEEDWARR**
11/12/2024 12:00:18 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20241112-0087716

Witness my/our hand(s) this the 7 DAY OF NOVEMBER, 2024.

Estate of Beverly L. Ingram

BY: _____
Mike Urquhart
Administrator

Robert D. Davidson, Sr.
Robert D. Davidson, Sr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE URQUHART, ADMINISTRATOR of the ESTATE OF BEVERLY L. INGRAM, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of November, 2024.

_____
Notary Public
My Commission Expires: 6-6-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT D. DAVIDSON, SR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of November, 2024.

_____
Notary Public
My Commission Expires: 6-6-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212