Name and Address of New Owner:
Terminus Capital Investing LLC
1500 Medical Center Pkwy Box #10
Murfreesboro, TN 37129

Send Tax Statements To:
Terminus Capital Investing LLC
1500 Medical Center Pkwy Box #10
Murfreesboro, TN 37129

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-24121594

Map and Parcel: 162 09 0D 013.00

Karen Johnson Davidson County
Batch# 1215369 DEEDWARR
12/12/2024 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $581.87
20241212-0096368

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, **Anna Stergas, a single woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Terminus Capital Investing LLC,a Georgia limited liability company**, hereinafter called the GRANTEE, its successors 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 Unit No. 13, on the Plan of Pinecrest Townhomes of record on Declaration of Covenants, Conditions and Restrictions in Instrument Number 20120328-0026504, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Anna Stergas, a single woman by Special Warranty Deed filed for record on June 1, 2015 In Instrument Number 20150601-0050168, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions Establishing Pinecrest Townhomes, a Planned Unit Development of record in Instrument Number 20081230-0123641 and as amended in Instrument Number 20120238-0026504; Pinecrest Townhomes Owners' Association, Inc. Rules and Regulations of record in Instrument Number 20221128-0124189; Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140902-0079896; Agreement of Dedication of Easement for Storm Drainage of record in Instrument Number 20080508-0047420; All matters including but not limited to easements as set forth in Warranty Deed to the State of Tennessee of record in Book 7818, page 741; Easement for access of record in Book 7497, page 740; All matters as set forth on survey by McConnell Engineering Consultants, Inc., dated March 23, 1987 and revised on March 9, 1998 and in theboundary topographic survey dated August 9, 2022; Deed of Trust executed by Anna Stergas, single woman to Trustee for F & M Bank dated May 26, 2015 and filed for record on Juen 1, 2015 in Instrument Number 20150601-0050169, said Register's Office, securing the original principal sum of $137,365.00. See also, Assignment of Deed of Trust in Instrument Number 20241107-0086856; 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: 2025 Pinecrest Drive, Nashville, TN 37211

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 my hand this 11th day of December, 2024.

Anna Stergas

Anna Stergas

State of Tennessee

County of Rutherford

Personally appeared before me, Anna Stergas with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th of December, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
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 $157,261.95.

Affiant Signature

Subscribed and sworn to before me, this 11th day of December, 2024.

Notary Public
My Commission Expires: 4/19/26

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 12/10/24 (date of document).

Affiant Signature

12/11/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11th day of December, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 03/15/2025