Karen Johnson Davidson County
Batch# 1236855 DEEDWARR
02/13/2025 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20250213-0011073

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 245,000.00.

Affiant

Subscribed and Sworn before me this 12th day of February, 2025.

Notary Public
My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jaclyn Matthews 201 Cedarwood Lane, Nashville, TN 37115	New Owner	043-02-0A-201.00-CO

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 **Jaclyn Matthews,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Unit No. 201 on the Plan of a Resubdivision of a Portion of Phase Two, Cedarwood Courtyard Hornes, 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, Collcen 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. Cotrie 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.

Being the same property conveyed to Terminus Capital Investing LLC, a Georgia Limited Liability Company, by Warranty Deed, from 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) on October 9, 2024, recorded on October 10, 2024 as Instrument No. 20241010-0078782, in the Register's Office of Davidson County, Tennessee.

This is [✓] improved [ ] unimproved property known as 201 Cedarwood Lane, Nashville, TN 37115 .

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 5th day of February, 2025.

Terminus Capital Investing LLC, a Georgia Limited Liability Company

By: _____
Patrick Miller

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, of the state and county mentioned, personally appeared Patrick Miller, 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 the Owner of Terminus Capital Investing LLC, the within named bargainor, a Georgia Limited Liability Company, and that as such Owner, such person executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as its Owner.

Witness my hand and seal this 5th day of February, 2025.

_____
Notary Signature

My Commission Expires: 11-28-2025

KATHLEEN G. CAMP
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/28/2026
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Holly A Mason, 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 2/12/25.

Affiant Signature

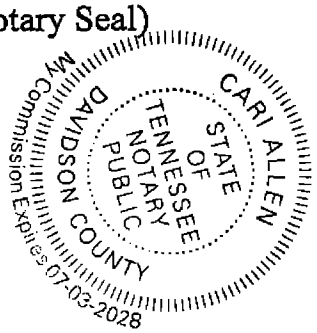
2/12/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 12 day of February, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 7-3-28