Karen Johnson Davidson County
Batch# 1274503 DEEDWARR
05/19/2025 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $843.60
20250519-0039222

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

MERISSA L. LEAVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/22/2025
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 228,000.00.

Affiant

Subscribed and Sworn before me this 19th day of May , 2025.

Notary Public
My commission expires: 11/22/2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Terminus Capital Investing 2441 Q Old Fort Parkway Box# 426 Murfreesboro, TN 37128	New Owner	050-11-0A-086-00

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, **Gwangi Wallace, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Terminus Capital Investing LLC, a Georgia Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being known as Lot No. 86 as shown on the map entitled Timberwood Cluster Lot Development of record as Instrument No. 20080211-0013669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to NASHVILLE AREA HABITAT FOR HUMANITY, INC. by deed of record as Instrument No. 20060425- 0047333, said Register's Office.

Being the same property conveyed to Gwangi Wallace, an unmarried person, by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation, on May 28, 2009, recorded on June 3, 2009, Instrument # 20090603-0051064, Register's Office of Davidson County, Tennessee.

This is [✓] improved [ ] unimproved property known as 3136 Lauren Evelyn Way, Nashville, TN 37207 .

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 19th day of May , 2025.

Gwangi Wallace

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 19th day of May, 2025, before me personally appeared Gwangi Wallace, 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 19th day of May, 2025.

Notary Signature
My commission expires: 11/22/2025

MERISSA L. LEAVER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/22/2025
COUNTY OF RUTHERFORD

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 05/19/2025 (date of document).

Affiant Signature

05/19/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 19th day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 8.19.2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD