Karen Johnson Davidson County
Batch# 1297610 DEEDWARR
07/14/2025 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $806.60
20250714-0055417

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

ROMAN HANKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
02/18/2029
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 218,000.00.

Affiant

Subscribed and Sworn before me this 14th day of July , 2025.

Notary Public
My commission expires: 02/18/2029

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Terminus Capital Investing, LLC 2441 Q Old Fort Pkwy., #426 Murfreesboro, TN 37128	New Owner	050-03-0-103

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, **William D. Hamilton, Jr., unmarried**, "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 Lot No. 79 on the Plan of Bellshire Terrace, Section 2, as of record in Book 6250, pages 673 and 674, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667), by deed dated March 5th, 1991 and recorded in Book 8307, page 712, office of the Register, County of Davidson, State of Tennessee.

Further, being the same property conveyed to William D. Hamilton, unmarried, by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., dated June 28, 1991 and recorded July 01, 1991, of record in Book 8388, Page 398, in the Register's Office of Davidson County, Tennessee. William Hamilton Sr. died on January 06, 2025. Refer to certain Affidavit of Heirship of record in Instrument No. 20250516-0038786, in said Register's Office, which affidavits establish that the sole lawful heir of William Hamilton Sr. is William D. Hamilton Jr.

This is [X] improved [ ] unimproved property known as 1264 Tuckahoe Drive, 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 14th day of July , 2025.

William D. Hamilton, Jr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 14th day of July, 2025, before me personally appeared William D. Hamilton, Jr., 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 14th day of July, 2025.

Notary Signature
My commission expires: 02/18/2029

ROMAN HANKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02/18/2029
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 07/14/2025 (date of document).

Affiant Signature

07/14/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of July, 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