Karen Johnson Davidson County
Batch# 1327974 DEEDWARR
09/29/2025 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,453.10
20250929-0077499

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 $ 663,000.00.

Affiant

Subscribed and Sworn before me this 29th day of September , 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 Rd. Box #426** **Murfreesboro, TN 37128**	New Owner	160-11-0B-014-00

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, **Brenda Sowter, an unmarried woman,** "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. 14 on the Plan of Stone Box Creek of record in Plat Book 6900, Page 103, as amended by Surveyors Certificate of Correction of record in Book 7048, Page 81, in the Register's Office 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 Opendoor Property Acquisition LLC, a Delaware Limited Liability Company by Warranty Deed from Michael G. Musgjerd and Amanda L Musgjerd, husband and wife of record in Instrument No. 20210816-0110594 Register's Office for Davidson County, Tennessee, dated August 11, 2021 and recorded on August 16, 2021.

Further, being the same property conveyed to Brenda Sowter, an unmarried woman, by Warranty Deed from Opendoor Property Acquisition LLC, a Delaware Limited Liability Company of record in Instrument No. 20220110-0002522 Register's Office for Davidson County, Tennessee, dated December 23, 2021 and recorded January 10, 2022.

This is [ ] improved [ ] unimproved property known as 5428 Stone Box Lane, Brentwood, TN 37027 .

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 29th day of September , 2025.

Brenda Sowter

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 29th day of September, 2025, before me personally appeared Brenda Sowter, 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 29th day of September, 2025.

Notary Signature
My commission expires: 02/18/2029



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 **09/29/2025** (date of document).

Jami K Averwater

Affiant Signature

09/29/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **29th** day of **September**, 2025.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

