BOX 10-A

(1)

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
401 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson
Batch # 1382772
02/19/2026 10:06:38 AM
Fees: $13.00 Taxes: $1,665.00

Davidson County
DEEDWARR
2 pgs

20260219-0013208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF February, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/27/2028

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terminus Capital Investing LLC	NEW OWNER	
(NAME)	(NAME)	161-07-0-042.00
1500 Medical Center Pkwy, Box 20		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37124		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SUNG HUN HAN AND WIFE, SOON B. HAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERMINUS CAPITAL INVESTING LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT: Being Lot No. 20 on the Plan of Section I, McMurray Woods, as of record in Book 2900, Page 99, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of McMurray Drive, at the corner of Lots 19 and 20; thence with the line between said lots, southerly 198.23 feet to a corner of Lot No. 21, thence with the line between Lots 20 and 21; southwesterly 134.83 feet to the easterly margin of Amelie Drive; thence with the margin of the same, partly around a slight curve, 275 feet to the beginning of a curve; thence around said curve, northeasterly 39.27 feet to the southerly margin of McMurray Drive; thence with the margin of the same; easterly 140.69 feet to the point of beginning.

Being the same property conveyed to Sung Hun Han, a married person, by Warranty Deed from David Lanier Mincy and Cheryl Elaine Mincy Lamberson, (by and through David Lanier Mincy, Attorney in Fact) and Pamela Kay Mincy Webb (by and through David Lanier Mincy, Attorney in Fact) of record in Instrument No. 200001040000912 Register's Office for Davidson County, Tennessee, dated December 2, 1999 and recorded on January 4, 2000.

Being the same property conveyed to Sung Hun Han and wife, Soon B. Han by Quit Claim Deed from Sung Hun Han, A Married Person, of record in Instrument No. 20030620-0085815 Register's Office for Davidson County, Tennessee, dated June 16, 2003 and recorded on June 20, 2003.

***The Quit Claim Deed recorded on June 20, 2003 in Instrument No. 20030620-0085815 should have reference the legal description shown above.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 547 McMurray Drive, Nashville, TN 37211-5739
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 18 day of February, 2026

SUNG HUN HAN

SOON B. HAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sung Hun Han and Soon B. Han, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of February, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public