Karen Johnson Davidson County
Batch# 1392570 DEEDWARR
03/13/2026 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20260313-0020090

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 $ 160,000.00.

Affiant

Subscribed and Sworn before me this 11th day of March , 2026.

Notary Public
My commission expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Little River Ventures, LLC 408 Landon Drive, Nashville, TN 37220	New Owner	161-07-0C 002.00 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 **Little River Ventures, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Unit No. B of Homes at McMurray and Amalie, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at McMurray and Amalie, a Horizontal Property Regime, of record in Instrument No. 20260219-0013211, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Terminus Capital Investing LLC by Warranty Deed from Sung Hun Han and wife, Soon B. Han of record in Instrument No. 20260219-0013208 dated February 18, 2026 and recorded February 19, 20226 Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Sung Hun Han and wife, Soon B. Han by deed from Sung Hun Han, a married person, of record in Instrument No. 20030620-0085815, dated June 16, 2003, Register's Office for said County.

Also being a portion of the same property conveyed to Sung Hun Han, a married person, by deed from David Lanier Mincy and Cheryl Elaine Mincy Lamberson of record in Instrument No. 20000104-0000912, dated December 2, 1999, Register's Office for said County.

This is [ ] improved [X] unimproved property known as 5102 Amalie Drive, Nashville, TN 37211 .

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 10th day of March , 2026.

Terminus Capital Investing, LLC, a Limited Liability Company * Georgia

By: _____
Patrick Miller, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and seal, at office in Murfreesboro, **this** 9th **day of March, 2026.**

_____
Notary Signature

Printed **Name:** Merissa L Leaver

My commission expires: 09/16/2029



CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 03/11/2026.

John Cobb Rochford

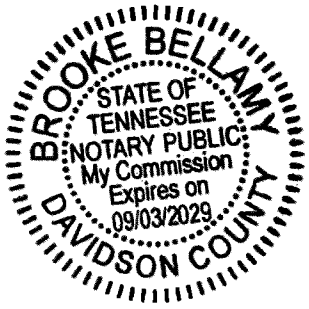
Date: 03/11/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 03/11/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29