Karen Johnson Davidson County
Batch# 1397692 DEEDWARR
03/26/2026 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,145.15
20260326-0024092

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 $ 309,500.00

Affiant

Subscribed and Sworn before me this 20th day of March , 2026.

Notary Public
My commission expires:

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Cecilia Luna Gamboa 1264 Tuckahoe Drive, Nashville, TN 37207	New Owner	050-03-0 103.00

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, **Terminus Capital Investing LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cecilia Luna Gamboa,** "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.

Further, being the same property conveyed to Terminus Capital Investing, LLC, a Georgia Limited Liability Company, by Warranty Deed from William D. Hamilton, Jr., unmarried, dated July 14, 2025, and recorded July 14, 2025, of record in Instrument No. 20250714-0055417 in the Register's Office of Davidson County, Tennessee.

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 20th day of March , 2026.

Terminus Capital Investing LLC, a Limited Liability Company

By: _____
Patrick Miller

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and seal, at office in Murfreesboro, this 19th day of March, 2026.

_____
Notary Signature

Printed Name: Elvira Deo

My commission expires: 09/16/2029



Tennessee Certification of Electronic Document

I, Justin Foster 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 3-19-26 (date of document).

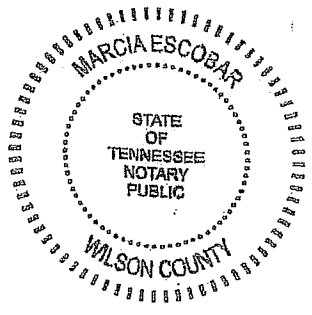
Affiant Signature

3-19-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 of Mar, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027