Karen Johnson Davidson County
Batch# 1402536 DEEDWARR
04/07/2026 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260407-0027807

WARRANTY DEED

MELODY CARR NOTARY PUBLIC TENNESSEE My Comm Exp. 06/17/2029 COUNTY OF DEKALB

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
~~$232,000.00~~ $340,000.00 Norma Nava
AFFIANT
SUBSCRIBED AND SWORN TO ME ON 04/02/2026.
Melody Carr
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-17-29

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 3622-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Terminus Capital Investing LLC		071-10-0-110.00
2441 Old Fort Pkwy #420	NEW OWNERS	
Murfreesboro, TN 37128		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Rental Investment Developers LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terminus Capital Investing LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 91 of Block "H" on the plan of J.B. Haynie's Cumberland Heights Subdivision, of record in Book 57, page 170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate deseription.

Said Lot No. 91 fronts 50 feet on the northerly side of Katie Avenue and runs back between parallel lines 173 feet on the westerly line and 168 feet, more or less, on the easterly line of Lot No. 92 to a deal line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Rental Investment Developers LLC by Warranty Deed from Ray Dowlen and wife, Jeanine Dowlen of record in Instrument No. 20060726-0089855 Register's Office for Davidson County, Tennessee, dated July 21, 2006 and recorded on July 26, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1214 Katie Avenue Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on April 1, 2026

Rental Investment Developers LLC, a Tennessee Limited Liability Company

By: _____
Lori Oliver Guardino, Member

By: _____
Thomas A. Guardino, Member

STATE OF PA

COUNTY OF Allegheny

Before me, the undersigned, a Notary Public of said County and State, personally appeared Lori Oliver Guardino and Thomas A. Guardino, with whom I am personally acquainted (or who proved to me her/his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members (or other officer authorized to execute the instrument) of Rental Investment Developers LLC, the within named bargainer, a Tennessee Limited Liability Company, and that Lori Oliver Guardino and Thomas A. Guardino as such Members executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this April 1, 2026.

_____
Notary Public

My Commission Expires: 09/04/2028

Commonwealth of Pennsylvania - Notary Seal
Antonette A. Zallo-Ferraro, Notary Public
Allegheny County
My Commission Expires September 4, 2028
Commission Number 1192503

File #: 3622-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 04/01/2026 (date of document).

Jami K Averwater

Affiant Signature

04/03/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of April, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

MELODY CARR
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
06/17/2029
COUNTY OF DEKALB