Karen Johnson Davidson County
Batch# 1406100 DEEDWARR
04/16/2026 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20260416-0031165

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 279,000.00.

Affiant

Subscribed and Sworn before me this 15th day of April , 2026.

Notary Public
My commission expires: 5-9-26

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Norma Jean Merrimon 3136 Lauren Evelyn Way, Nashville, TN 37207	New Owner	050-11-0A-086-00

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 Georgia Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Norma Jean Merrimon, unmarried.**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being known as Lot No. 86 as shown on the map entitled Timberwood Cluster Lot Development of record as Instrument No. 20080211-0013669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to NASHVILLE AREA HABITAT FOR HUMANITY, INC. by deed of record as Instrument No. 20060425- 0047333, said Register's Office.

Being the same property conveyed to Gwangi Wallace, an unmarried person, by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation, on May 28, 2009, recorded on June 3, 2009, Instrument # 20090603-0051064, Register's Office of Davidson County, Tennessee.

Further, being the same property conveyed to Terminus Capital Investing LLC, a Georgia Limited Liability Company by Warranty Deed from Gwangi Wallace, an unmarried person, dated May 19, 2025 and recorded May 19, 2025, Instrument #20250519-0039222 in the Register's Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 3136 Lauren Evelyn Way, 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 9th day of April , 2026.

Terminus Capital Investing LLC, a Georgia 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, 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, the within named bargainor, a Limited Liability Company, and that such Patrick Miller of Terminus Capital Investing as such member, 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 9th day of April, 2026.

_____
Notary Signature

Printed Name: Elvira Deo

My commission expires: 09/16/2029



TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 April 9, 2026.

Affiant Signature

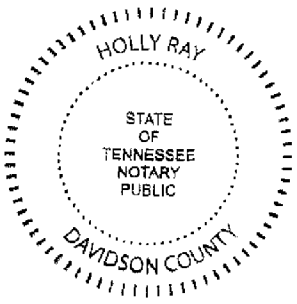
April 16, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of April, 2026.



Notary's Signature

My Commission Expires: 03/09/27