Karen Johnson Davidson County
Batch# 1422030 DEEDWARR
05/19/2026 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20260519-0044865

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 $ 240,000.00.

Affiant

Subscribed and Sworn before me this 18th day of May , 2026.

Notary Public
My commission expires: 6-17-29

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Terminus Capital Investing 6612 Shadyview Drive, Nashville, TN 37013	New Owner	176-05-0A-075-00

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, **Jeremiah A. Markert**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Terminus Capital Investing LLC, a Georgia Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described property, to wit:

Lot 296, Hickory Woods Estates, Section b, as shown on plat of record in Plat Book 6900, pages 884, 885, 886, and 887, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Curtis Ross Lindsey and Amy Marie Lindsey, by Warranty Deed from Robert L. Bunting and Dorothy L. Bunting, husband and wife, of record in Instrument No. 20041116-0137596, Register's Office for Davidson County, Tennessee, dated November 1, 2004.

Being the same property conveyed to Jeremiah A Markert and wife, Rebecca W Markert by warranty deed from Curtis Ross Lindsey and wife, Amy Marie Lindsey date August 3, 2012 and recorded on August 7, 2012 of record in Instrument No. 20120807-0070076, Register's Office for Davidson County, Tennessee.

Rebecca W. Markert passed away December 3, 2025 leaving Jeremiah A Markert as sole owner of the property.
Melissa Markert Wright executes this instrument on behalf of Jeremiah A Markert pursuant to a Specific Power-of-Attorney dated December 11, 2025 and filed for record in Record Book _____, Page _____, in the Register's Office of Davidson County, Tennessee. 202605190044864

This is [X] improved [ ] unimproved property known as 6612 Shadyview Drive, Nashville, TN 37013 .

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 18th 14th day of May , 2026.

Jeremiah A. Markert by Melissa Markert Wright, Attorney-In-Fact

Jeremiah A. Markert by Melissa Markert Wright, Attorney-In-Fact

STATE OF Georgia
COUNTY OF Muscogee

On this 14th day of May, 2026, before me, the undersigned, of the state and county mentioned, personally appeared Melissa Markert Wright as attorney in fact for Jeremiah A. Markert by virtue of a power of attorney dated December 11, 2025 to me known, or proved on sufficient evidence, to be the person or persons described herein and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed and as the free act and deed of Jeremiah A. Markert. Reference Power of Attorney of record in Record Book _____, page _____, Register's Office for Davidson County, Tennessee.

202605190044864

Witness my hand, at office, this 14th day of May, 2026.

Crystal Richburg
Notary Signature
My commission expires: 4/30/2029

CRYSTAL RICHBURG
Notary Public · State of Georgia
Muscogee County
My Comm. Expires Apr. 30, 2029

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 **05/14/2026** (date of document).

Jami K Averwater

Affiant Signature

05/18/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **18th** day of **May**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

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

202605190044865