Karen Johnson Davidson County
Batch# 1426364 DEEDWARR
05/28/2026 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260528-0048381

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 $ 375,000.00.

Affiant

Subscribed and Sworn before me this 26th day of May , 2026.

Notary Public
My commission expires: 09/16/2029

MERISSA L LEAVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/2029
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Keston Louis Yokley 1214 Katie Avenue, Nashville, TN 37207	New Owner	071-10-0-110

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 **Keston Louis Yokley, single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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 description.

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.

Being the same property conveyed to Terminus Capital Investing LLC, a Limited Liability Company, by Warranty Deed from Rental Investment Developers LLC, a Tennessee Limited Liability Company dated April 1, 2026 and recorded on April 7, 2026 in Instrument No. 20260407-0027807 Register's Office for Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 1214 Katie Avenue, 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 26th day of May , 2026.

Terminus Capital Investing LLC, a Georgia Limited Liability Company

By: _____
Patrick Miller

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and seal, at office in Murfreesboro, this 21st day of May, 2026.

_____
Notary Signature

Printed Name: Merissa L Leaver

My commission expires: 09/16/2029



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 **05/21/2026** (date of document).

Jami K Averwater

Affiant Signature

05/28/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **28th** day of **May**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

