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 $ 155,000.00.

Affiant

Subscribed and Sworn before me this 8th day of June , 2026.

Notary Public
My commission expires: 1/22/2030

JONATHAN J. BLOOM
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
01/22/2030
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Terminus Capital Investing, LLC 3706 Ezell Road, Nashville, TN 37211	New Owner	148-02-0-095

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, **Allan H. Humes**, "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 Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 23 on the Final Plat of Resubdivision of Lot Nos. 22 & 23 Mangum Heights, of record in Instrument #20041216-0149686, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Allan H. Humes and wife Stephanie R. Humes by deed of record in Instrument #20060324-0033875, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Allan H. Humes by Quitclaim Deed from Stephanie R. Humes of record in Instrument #20141226-0118068, Register's Office for Davidson County, Tennessee.

Allan H. Humes is a/k/a Allen H. Humes

*Timothy Ray Pannell executes this instrument on behalf of Allan H. Humes pursuant to a Specific Power-of-Attorney dated February 14, 2025 and filed for record in Record Book __*____, Page _____, in the Register's Office of Davidson County, Tennessee.*

* 202606090051915

This is [ ] improved [ ] unimproved property known as 3706 Ezell Road, Nashville, TN 37211 .

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 8th day of June , 2026.

Allan H. Humes by Timothy R. Pannell
Allan H. Humes by Timothy Ray Pannell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 5th day of June, 2026, before me, the undersigned, of the state and county mentioned, personally appeared Timothy Ray Pannell as attorney in fact for Allan H. Humes by virtue of a power of attorney dated February 14, 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 Allan H. Humes. Reference Power of Attorney of record in Record Book _____, page _____, Register's Office for Davidson County, Tennessee

Witness my hand, at office, this 5th day of June, 2026.

Notary Signature
My commission expires: 1/22/2030

JONATHAN J. BLOOM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 01/22/2030
COUNTY OF RUTHERFORD

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 **06/08/2026** (date of document).

Jami K Averwater

Affiant Signature

06/08/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **8th** day of **June**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

