BOX 10-A

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

Karen Johnson Davidson County
Batch # 1431733 DEEDWARR
06/10/2026 09:56:32 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20260610-0052443

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 230,000.00.

Affiant

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

Notary Public
My commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
DOT Holdings, LLC, a Tennessee Limited Liability Company P.O. Box 121986, Nashville, TN 37212	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, **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 **DOT Holdings, LLC, a Tennessee 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 Instrument No. 20260609-0051915 in the Register's Office of Davidson County, Tennessee.

Further, being the same property conveyed to Terminus Capital Investing, LLC, a Limited Liability Company, by Warranty Deed from Allan H. Humes, dated June 5, 2026 and recorded June 9, 2026, of record in Instrument #20260609-0051916, Register's Office for Davidson County, Tennessee.

This is [X] 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 5th day of June, 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 5th day of June, 2026.

_____

Notary Signature

Printed Name: Merissa L Leaver

My commission expires: 09/16/2029

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