Karen Johnson Davidson County
Batch# 1438791 DEEDWARR
06/29/2026 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $943.13
20260629-0058379

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

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 254,900.00.

Affiant

Subscribed and Sworn before me this 23rd day of June , 2026.

Notary Public
My commission expires: 3/28/28

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Christian Orlando-Isaac Parker 2025 Pinecrest Drive, Nashville, TN 37211	New Owner	162-09-0D-013-00

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 **Christian Orlando-Isaac Parker**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 13, on the Plan of Pinecrest Townhomes of record on Declaration of Covenants, Conditions and Restrictions in Instrument Number 20120328-0026504, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Anna Stergas, a single woman by Special Warranty Deed filed for record on June 1, 2015 In Instrument Number 20150601-0050168, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Terminus Capital Investing LLC, a Georgia limited liability company by Warranty Deed from Anna Stergas, a single woman dated December 10, 2024 and Recorded on December 12, 2024 in Instrument Number 20241212-0096368, of the Register's Office of Davidson County, Tennessee.

This is [✓] improved [ ] unimproved property known as 2025 Pinecrest Drive, 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 23rd day of June , 2026.

Terminus Capital Investing LLC, a Georgia Limited Liability Company

By: _____
Patrick Miller, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Elvira Deo of the state and county mentioned, personally appeared Patrick Miller, Member 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, Member 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 19 day of June, 2026.

_____
Notary Signature

Printed Name: Elvira Deo

My commission expires: 09/16/2029



Certificate of Authenticity

I, J. Trent Lehman, 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

6/23/26
Date

Affiant Signature

6/26/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of June, 2026.

Notary's Signature

My Commission Expires: 3/29/29
Date

Notary's Seal (if on paper)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY