Karen Johnson Davidson County
Batch# 1440435 DEEDWARR
06/30/2026 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20260630-0058875

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 $ 428,000.00.

Affiant

Subscribed and Sworn before me this 26th day of June , 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:
Oscar Armando Alvarado Lopez and Liseth Lopez Alegria 547 McMurray Drive, Nashville, TN 37211	New Owner	161-07-0-042

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 **Oscar Armando Alvarado Lopez, Unmarried And Liseth Lopez Alegria, Unmarried, Joint Tenants With Right of Survivorship,** "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. 20 on the Plan of Section I, McMurray Woods, as of record in Book 2900, Page 99, Register's Office for said County, described as follows:**

Beginning at a point in the southerly margin of McMurray Drive, at the corner of Lots 19 and 20; thence with the line between said lots, southerly 198.23 feet to a corner of Lot No. 21, thence with the line between Lots 20 and 21; southwesterly 134.83 feet to the easterly margin of Amelie Drive; thence with the margin of the same, partly around a slight curve, 275 feet to the beginning of a curve; thence around said curve, northeasterly 39.27 feet to the southerly margin of McMurray Drive; thence with the margin of the same; easterly 140.69 feet to the point of beginning, Being the same property conveyed to Sung Hun Han, a married person, by Warranty Deed from David Lanier Mincy and Cheryl Elaine Mincy Lamberson, (by and through David Lanier Mincy, Attorney in Fact) and Pamela Kay Mincy Webb (by and through David Lanier Mincy, Attorney in Fact) of record in Instrument No. 200001040000912 Register's Office for Davidson County, Tennessee, dated December 2, 1999 and recorded on January 4, 2000.

Being the same property conveyed to Sung Hun Han and wife, Soon B. Han by Quit Claim Deed from Sung Hun Han, A Married Person, of record in Instrument No. 20030620-0085815 Register's Office for Davidson County, Tennessee, dated June 16, 2003 and recorded on June 20, 2003.

Being the same property conveyed to Terminus Capital Investing LLC, by Warranty Deed from Sung Hun Han and wife, Soon B. Han of record in Instrument No. 20260219-0013208 Register's Office for Davidson County, Tennessee, dated February 18, 2026 and recorded on February 19, 2026.

This is [X] improved [ ] unimproved property known as 547 McMurray 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 26th day of June , 2026.

Terminus Capital Investing LLC, a Georgia Limited Liability Company

By: _____
Patrick Miller

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Elvira Deo 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 26th day of June, 2026.

_____
Notary Signature

Printed Name: Elvira Deo

My commission expires: 09/16/2029

ELVIRA DEO
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/16/2029
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 06/26/2026 (date of document).

Jami K Averwater

Affiant Signature

06/29/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of June, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

