Karen Johnson Davidson County
Batch# 1469616 DEEDWARR
09/08/2026 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,270.95
20260908-0082867

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 $ 343,500.00.

Affiant

Subscribed and Sworn before me this 28th day of August , 2026.

Notary Public

My commission expires: 8/19/2028

ROBIN HARRISON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Caleb Joseph Muncie 6612 Shadyview Drive Nashville, TN 37013	New Owner	176-05-0A-075-00

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 **Caleb Joseph Muncie, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lot 296, Hickory Woods Estates, Section b, as shown on plat of record in Plat Book 6900, pages 884, 885, 886, and 887, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Terminus Capital Investing, LLC, a Georgia Limited Liability Company by Warranty Deed from Jeremiah A. Markert, of record in Instrument No. 20260519-0044865, Register's Office for Davidson County, Tennessee, dated May 14, 2026 and recorded on May 19, 2026.

This is [X] improved [ ] unimproved property known as 6612 Shadyview Drive, Nashville, TN 37013 .

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 27th (26th) day of August , 2026.

Terminus Capital Investing LLC, a Georgia Limited Liability Company

By: _____
Patrick Miller, Sole Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and seal, at office in Murfreesorbo, TN this 27th (26th) day of August, 2026.

_____
Notary Signature
My commission expires: 09/16/2029



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Donna Davenport, 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 August 26, 2026 *(date of document)*.

Donna Davenport — Custodian's Signature

8/28/2026 — date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 28th day of August, 2026 (RH)

Robin Harrison — Notary Public

MY COMMISSION EXPIRES: 8/19/2026

ROBIN HARRISON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY