THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 358203 DEEDWARR
02/13/2020 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $839.90
20200213-0016874

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Peter Paul Galus 7010 Minsk Place Dulles, VA 20189-7010	-SAME AS NEW OWNER-	150-06-0-174

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Cynthia Mineishi, as Successor Trustee of The Kathryn M. Dejesus Trust, dated January 16, 2014**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Peter Paul Galus and Magdalena Anna Galus husband and wife**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 20** on the Plan of West Lake Subdivision, of record in Book 6250, page 250, as revised in Book 6250, page 785, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Kathryn M. DeJesus, unmarried, by Warranty Deed from Terry G. Johnson and wife, Angela R. Johnson, of record on October 27, 1997, at Book 10659 Page 210, Davidson County Register of Deeds. Kathryn M. DeJesus is now deceased. Her Last Will and Testament is probated at Docket No. 20P185, Circuit Court of Davidson County, Tennessee (Probate Division), and provides that her real property is devised to The Kathryn M. Dejesus Trust, dated January 16, 2014. Cynthia Mineishi is the Successor Trustee of said Trust, a full copy of which Trust agreement is filed in the herein referenced probate court file.

This property commonly known as 2921 Lera Jones Drive, Antioch, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand, this 11th **day of February, 2020:**

Cynthia M. Mineishi Trustee

Cynthia Mineishi, as Successor Trustee of The Kathryn M. Dejesus Trust, dated January 16, 2014

NOTARY PUBLIC
STATE OF WASHINGTON
C D WALKER
My Appointment Expires
December 13, 2020

STATE OF Washington

COUNTY OF Skagit

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cynthia Mineishi,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of February, 2020:

C D Walker
Notary Public

My Commission Expires: 12.13.2020

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$227,000.00**:

Amanda Mercer
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 11th DAY OF February, 2020:

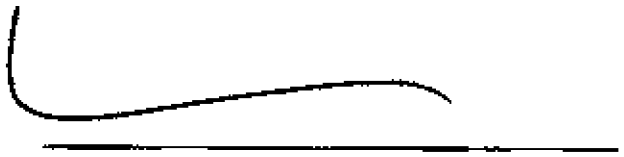
Notary Public

My Commission Expires: 6.13.2020

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

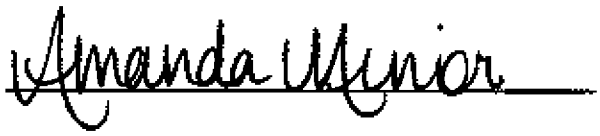
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

