Karen Johnson Davidson County
Batch# 774363 DEEDWARR
12/15/2021 03:01:05 PM 3 pgs
Fees: $18.00 Taxes: $7,266.80
20211215-0165964

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
35091-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Galatians 62, LLC 105 High Meadow Dr Franklin, TN 37069	New Owner	119-09-0-244.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **John Rami Mishu and wife, Dina H. Mishu** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Galatians 62, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of the Resubdivision of Lots 33, 34, 35, 36, 37, 38, 39 and 40 of Southvale Subdivision, of record in Instrument No. 20130318-0026253, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Louis P. Mishu, a married person, an undivided one-third (1/3) interest, John Rami Mishu, and wife, Dina H. Mishu, an undivided one-third (1/3) interest, and Firas Mishu and wife, Leslie Mishu, an undivided one-third (1/3) interest, by Warranty Deed dated May 24, 1994, from James B. Wynn and wife, Genell M. Wynn, James G. Wynn and wife, Debora L. Wynn, Cynthia Wynn Ferguson, previously known as Cynthia J. Wynn, and husband, Richard M. Ferguson and Iris R. Wynn, unmarried, of record in Book 9355, Page 271, Register's Office for Davidson County, Tennessee. The said Firas Mishu and wife, Leslie Mishu, further conveyed their interest to Louis P. Mishu, John Rami Mishu and wife, Dina Mishu, by Quitclaim Deed dated August 11, 1997, of record in Book 10739, Page 476, Register's Office for Davidson County, Tennessee. The said Louis P. Mishu having since died testate on October 5, 2008. Pursuant to the Will of Louis P. Mishu, the real property is to be administered as part of the Probate Estate, of record in Docket No. P08-5119, Chancery Court of Williamson County, Tennessee. The said property was conveyed to Mona Mishu, Trustee of the Louis P. Mishu Bypass Trust U/W dated December 30, 2003, by Executors Quitclaim Deed dated May 17, 2010, from Mona Mishu and Ban M. Allos, Co-Executors of the Estate of Louis P. Mishu, deceased, of record in Instrument No. 20100524-0039787, Register's Office for Davidson County, Tennessee. And further being all of the same property conveyed to John Rami Mishu and wife, Dina H. Mishu by Warranty Deed dated July 16, 2014, from Mona Mishu, Trustee of the Louis P. Mishu Bypass Trust U/W Dated 12/30/03, as to its 50% undivided interest, of record in Instrument No. 20140721-0064220, Register's Office for Davidson County, Tennessee.

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 15th day of December, 2021.

John Rami Mishu

Dina H. Mishu by John Rami Mishu, her Attorney-in-fact

by _____ atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Rami Mishu, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 15th day of December, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named John Rami Mishu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Dina H. Mishu, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Dina H. Mishu for the purpose therein contained, by signing the name of Dina H. Mishu by himself as Attorney-in-Fact.

WITNESS my hand, at office this 15th day of December, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,964,000.00.

Affiant

Subscribed and sworn to before me this
15th day of December, 2021.

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 9/8/25

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2022 and subsequent years, not yet due and payable. Map and Parcel 119-09-0-244.00. Current year taxes have been prorated between the parties and paid at closing.

3. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand and gravel located in on, or under the Land or produced from the Land whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any private rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.

4. All matters as shown on the Plan of record in Instrument No. 20130318-0026253, Register's Office for Davidson County, Tennessee.