THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231146203

SHEENA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,900,000.00.

Katie Bradley
Affiant

Subscribed and sworn to before me, this 15th day of December, 2023.

Notary Public
My Commission Expires: _____

Karen Johnson
Batch # 1083006
12/18/2023 10:27:54 AM
Fees: $13.00 Taxes: $10,730.00

Davidson County
DEEDWARRSP
2 pgs

20231218-0097247

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nashville Anti-Human Trafficking Coalition, Inc. P.O. Box 158972 Nashville, TN 37215	New Owner	Tax Parcel ID No. 11909024400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Galatians 62, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nashville Anti-Human Trafficking Coalition, Inc., a Tennessee non-profit corporation**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly 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.

Being the same property conveyed to Galatians 62, LLC, a Tennessee limited liability company, by Warranty Deed from John Rami Mishu and wife, Dina H.

Mishu, of record in Instrument No. 20211215-0165964, in the Register's Office for Davidson County, Tennessee, dated December 15, 2021, and recorded on December 15, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on theFINAL PLAT OF RESUBDIVISION OF LOTS 33, 34, 35, 36, 37, 38, 39 AND 40, SOUTHVALE SUBDIVISION, as recorded in Instrument No. 20130318-0026253.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SOUTHVALE SUBDIVISION, as recorded in Plat Book 332, Page 121.

Rights or claims of tenants under unrecorded leases.

This is improved property located at 2909 Elizabeth Street Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2023.

Galatians 62, LLC, a Tennessee limited liability company

By: R.A. Dickey, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R.A. Dickey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Sole Member of Galatians 62, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of December, 2023.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025