Karen Johnson Davidson County
Batch# 1437602 DEEDWARRSP
06/24/2026 12:44:30 PM 4 pgs
Fees: $23.00 Taxes: $2,275.50
20260624-0056994

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $ 615,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 12.1.29

(Affix Seal)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

# SPECIAL WARRANTY DEED

## THIS INSTRUMENT WAS PREPARED BY

POLUNSKY BEITEL GREEN, LLP
17806 IH W FREEWAY, SUITE 450
SAN ANTONIO, TX 78527

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL ID: |
|---|---|---|
| Michael Burton Miracle<br>Dale Eugene Miracle<br>953 Watercourse Court<br>Nashville, TN 37214 | Michael Burton Miracle<br>Dale Eugene Miracle<br>953 Watercourse Court<br>Nashville, TN 37214 | 062020C01700CO; 062 00 0 012.00 |

For an in consideration of the sum of **SIX HUNDRED FIFTEEN THOUSAND DOLLARS AND OO/000 ($615,000.00)** cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, M/I Homes of Nashville, LLC, a

Delaware limited liability company, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Michael Burton Miracle and Dale Eugene Miracle, spouses married to each other**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to-wit:

Being all of Lot No. 17 of Pennington Mills, Final Plat, as shown on plat of record in Instrument No. 20250327-0022838, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING a portion of the same property conveyed by Special Warranty Deed from St. Mina Coptic Orthodox Church of Tennessee, a Tennessee non-profit corporation to M/I Homes of Nashville, LLC a Delaware limited liability company, recorded June 23, 2023, as Instrument No. 20230623-0047999 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $2,350,000.00.

BEING a portion of the same property conveyed by Quit Claim Deed from St. Mina Coptic Orthodox Church of Tennessee, a Tennessee non-profit corporation to M/I Homes of Nashville, LLC, a Delaware limited liability company, recorded June 23, 2023, as Instrument No. 20230623-0048000 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

This conveyance is subject to all applicable zoning ordinances, the taxes for the current year and subsequent years; any and all easements and/or restrictions of record, including but not limited to those for utility, sewer, drainage, communications and other easements of record; all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, and all matters shown on the plat of record recorded at **Instrument No. 20250327-0022838** all in the said Register's Office or otherwise of public record as of the date of this Deed.

This unimproved ☐ improved ☒**953 Watercourse Court, Nashville, TN 37214**

Grantor does hereby covenant with Grantee(s) that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee(s), its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 22 day of June, 2026.

**M/I Homes of Nashville, LLC, a Delaware limited liability Company**

By: **John Hennebery, Division President**

State of Tennessee
County of WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County stated above, personally appeared **John Hennebery**, 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 **Division President of M/I Homes of Nashville, LLC, a Delaware Limited Liability Company**, the within named bargainer, a limited liability company, and that, he as such **Division President**, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by **John Hennebery** as such **Division President**.

Witness my had and Official Seal this 22 day of June, 2026.

Notary Public

My Commission Expires: 12.1.29.

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**Tennessee Certification of Electronic Document**

I, Kendra Hammell, 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 June 22, 2026 (date of document).

Affiant Signature

6/22/26
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 22 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12.1.29

NOTARY'S SEAL

