WARRANTY DEED

Karen Johnson Davidson County
Batch# 1438017 DEEDWARR
06/25/2026 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $3,385.50
20260625-0057234

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JINZIE HAHN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Miller and Morgen Miller	New Owner	
(NAME)	(NAME)	007-14-0A-029-00CO
2205 Kayla Dr.		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Grace Fag LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS **DOES** TRANSFER AND CONVEY UNTO **Patrick Miller and Morgen Miller, Husband and Wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Final Plat of Greenview Estates, Planned Unit Development of record in Plat at Instrument No. 20011213-0137531, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grace Fag LLC, a Tennessee Limited Liability Company by Deed dated April 25, 2024 from Fahim Eryan, Asaad Geris and Girgis Youssef, recorded April 25, 2024, in Instrument Number 20240425-0030030, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

2205 Kayla Drive, Goodlettsville, TN 37072

unimproved _
This is improved x property, known as

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 17th day of June, 2026.

Grace Fag LLC, a Tennessee Limited Liability Company

By: _____ member
Girgis Youssef, Member

By: Fahim Eryan member
Fahim Eryan, Member

By: ASAAD GERIS member
Asaad Geris, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cari Allen, notary public of the state and county mentioned, personally appeared Girgis Youssef, Fahim Eryan, and Asaad Geris, Members of Grace Fag LLC, 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 Member, Member, and Member of Grace Fag LLC, the within named bargainor, a Limited Liability Company, and that such Girgis Youssef, Fahim Eryan, and Asaad Geris, Members of Grace Fag LLC as such Member, Member, and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member, Member, and Member.

Witness my hand and seal, at office in Nashville, TN, this 17 day of June, 2026.

_____
Notary Signature

Printed Name: Cari Allen

My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Danielle Watson, 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 6/17/24.

Date

Affiant Signature

6/17/24

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 17 day of June, 2026.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029