Bill Garrett Davidson County
Batch# 51525 DEEDWARR
01/25/2018 10:55:30 AM 2 pgs
Fees: $13.00 Taxes: $314.50
20180125-0007825

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of January, 2018, by and between Nelson Torres, party of the first part, and St. Kyrillos The Sixth Coptic Orthodox Church of Tennessee, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Beginning at a point in the middle of Cane Ridge Road, being the northwest corner of the Metropolitan Board of Education and the southwest corner of the present tract, according to a plat by Ralph Roberson, Jr., dated September 29, 1970, which shows a division of the Maze-Fraker property not of record. South 85 deg. 36 min. East 410.74 feet to a point also the property line of said property and the Metro Board of Education property and the Olive Branch Church property to a post; thence South 1 deg. 30 min. East 202 feet to an iron pin; thence North 85 deg. 57 min. East 300 feet to a point; thence in a northwesterly direction 414 feet to a point which intersects the Maze and Fraker property which line intersection runs South 71 deg. 21 min. East; thence west along said boundary line 185 feet to an iron pin; thence North 85 deg. 24 min. West 415.61 feet to the center of Cane Ridge Road; thence in a southerly direction along said center to the point of beginning, containing 4.54 acres, more or less.

Being all or part of the same property conveyed to Nelson Torres by virtue of that certain Quit Claim Deed dated October 8, 2014, and being of record at Instrument No. 20141020-0096317 and Scrivener's Affidavit at Instrument No. 20141125-0108503 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property has not been used as his primary residence.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Nelson A Torres
Nelson Torres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Nelson Torres , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of January, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: St. Kyrillos The Sixth Coptic Orthodox Church of Tennessee
5988 Cane Ridge Rd
Antioch, TN 37013

Tax Parcel No 18200008200

Property Address: 5960 Cane Ridge Rd.
Antioch, TN 37013

MAIL TAX BILLS TO: owner @ owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $85,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Abed Ghali (Fr. Paken Ghali)
AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of January, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019