32184-5

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 412368 DEEDWARR
06/09/2020 12:40:47 PM 2 pgs
Fees: $13.00 Taxes: $717.80

20200609-0059035

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$194,000.00**.

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2020.

Notary Public

My commission expires: 4/22/2020

(AFFIX SEAL)

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
St. George Coptic Orthodox Church	**"New Owner(s)"**	**119-05-0-224.00**
113 Jay Street		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Luther Dan Maynard and Kathy King, tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

St. George Coptic Orthodox Church, a Tennessee nonprofit corporation

HEREINAFTER CALLED THE GRANTEES, 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 the northeast corner of Lot No. 186 on the Plan of Subdivision of Lot Nos. 3 and 4 and parts of 5 and 6, Cumberland Nurseries, of record in Plat Book 332, Page 148, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID property fronts 50 feet on the southerly margin of Jay Street and extends back between parallel lines, with the westerly margin of an alley, 156 feet to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Betty Thompson, William C. Maynard, Sr., and wife, Mabel Maynard, by Deed dated September 30, 1988, of record in Book 7670, page 197, Register's Office for Davidson County, Tennessee.

THE said Betty Thompson conveyed her interest to William C. Maynard, Sr. and wife, Mabel Maynard by Quitclaim Deed dated September 30, 1988, of record in Book 7760, page 440, said Register's Office.

THE said William C. Maynard, Sr., and Mabel Maynard having since died, William C. Maynard having predeceased Mabel Maynard on June 14, 1999, and Mabel Maynard died intestate on April 17, 2012. Mabel Maynard and William C. Maynard, Sr., had nine children namely, William Claude Maynard, Jr., Kathy King, Dorothy Harding, Luther Dan Maynard, Roy Maynard, are the surviving children of the deceased, and the deceased children were Jimmy Maynard, Ann Taylor, Glen Maynard, and Paul Maynard.

AFFIDAVITS of Heirship for Mabel Estell Maynard, Deceased, of record in Instrument Nos. 20120810-0071465 and 20130810-0071466, said Register's Office.

THE said Dorothy Harding disclaimed and renounced 100 percent of her interest in said property by Disclaimer of Interest, in Decedent's Estate by instrument of record in Instrument No. 20130916-0097235, said Register's Office.

THE said William Claude Maynard, Jr., disclaimed and renounced 100 percent of her interest in said property by Disclaimer of Interest, in Decedent's Estate by instrument of record in Instrument No. 20130916-0097236, said Register's Office.

THE said Betty Sue Thompson conveyed her interest to Luther Dan Maynard and Kathy King, as tenants in common by Quitclaim Deed dated, February 2, 2014, of record in Instrument No. 20140409-0029646, said Register's Office.

THE said Daniel Solomon Maynard conveyed his interest to Luther Daniel Maynard and Kathy King, as tenants in common by Quitclaim Deed, dated February 12, 2020, of record in Instrument No. 20200214-0017261, said Register's Office.

THE said Roy D. Maynard conveyed his interest to Luther Daniel Maynard and Kathy King, as tenants in common by Quitclaim Deed, dated September 23, 2019, of record in Instrument No. 20200214-0017262, said Register's Office.

THE said Carla Davis and Jamie Clark conveyed their interest to Luther Daniel Maynard and Kathy King, as tenants in common by Quitclaim Deed, dated August 8, 2019 and August 20, 2019, of record in Instrument No. 20200214-0017263, said Register's Office.

AFFIDAVIT of Heirship for Mabel Mayard, deceased, of record in Instrument No. 20200609-0059034, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 332, Page 148, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable**

This is improved property, known as **113 Jay Street, Nashville, TN 37210**

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 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/our hand(s) this **29th** day of **May, 2020.**

Luther Dan Maynard
Luther Dan Maynard

Kathy King
Kathy King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Luther Dan Maynard and Kathy King,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **May, 2020.**

Jodie D Pelley
Notary Public

My Commission Expires: 9/22/2020

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY