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Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1320 Westgate Circle, Suite 150
Brentwood, TN 37027

Name and Address of New Owner:
St. Mark Coptic Orthodox Church
1931 Old Murfreesboro Pike
Nashville, TN 37217

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 719601 DEEDWARR
09/20/2021 10:45:51 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20210920-0125898

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 135140C02500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nady A. Shenouda and wife, Nagwa Sheraka**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **St. Mark Coptic Orthodox Church Inc., a Tennessee non-profit corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Ransom Village, of record in Book 7900, Pages 833 and 834, 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 Nady A. Shenouda and wife, Nagwa Sheraka by Warranty Deed from Celeste Brooks, also known as Celeste Hutton, married dated May 14th 2007 and recorded May 17th, 2007, of record in Instrument No. 20070517-0059151 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 637 Ransom Village Way, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of September, 2021.

Nady s Shenouda (SEAL)
Nady A. Shenouda

Nagwa Sheraka (SEAL)
Nagwa Sheraka

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2021, before me personally appeared Nady A. Shenouda and Nagwa Sheraka, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of September, 2021.

SHERIF FOUAD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Signature
My commission expires: 4-19-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nady s Shenouda
Nady A. Shenouda

Nagwa Sheraka
Nagwa Sheraka

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of September, 2021.

Notary Signature
My commission expires: 4-19-2025

SHERIF FOUAD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY