Karen Johnson Davidson County
Batch# 835667 DEEDWARR
04/06/2022 12:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,174.53
20220406-0039952

# WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,440.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KRYSTYN T. BURRELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES 5-15-2023

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| St. Mary Coptic Orthodox Church of Nashville LLC, a Limited Liability Company | St. Mary Coptic Orthodox Church | 10705008900 |
| (NAME) | (NAME) | |
| 1955 Dabbs Ave. | P.O. Box 17213 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Nashville, TN 37217 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Richard Toevs and Lilia Toevs, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **St. Mary Coptic Orthodox Church of Nashville LLC, a Limited Liability Company,** 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:

Please see attached Exhibit "A"

Being the same property conveyed to Richard Toevs and wife Lilia Toevs, by deed of record in Instrument No. 20120417-0032819, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1955 Dabbs Ave., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 20 day of March, 2022.

Richard Toevs

Lilia Toevs

State of Florida
County of Broward)

Personally appeared before me Richard Toevs and Lilia Toevs, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of March, 2022.

Notary Public Ildiko Lucaciu
My Commission Expires: 12/10/24

NOTARY PUBLIC STATE OF FLORIDA
ILDIKO LUCACIU
MY COMMISSION # HH71016
EXPIRES: December 10, 2024

File No.: 16285

# EXHIBIT "A"
# LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 61 AND THE NORTHEASTERLY PORTION OF LOT NO. 62 ON THE PLAN OF BEL-AIR SUBDIVISION, SECTION 2, OF RECORD IN PLAT BOOK 2900, PAGES 29, 30 AND 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, AND DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN KOHL, DATED SEPTEMBER 29, 1970, AS FOLLOWS:

BEGINNING IN THE SOUTHWESTERLY MARGIN OF DABBS AVENUE AT THE FRONT COMMON CORNER OF LOT NOS. 60 AND 61 OF SAID SUBDIVISION; THENCE WITH THE LINE BETWEEN SAID LOT NOS. 60 AND 61, SOUTHWESTWARDLY 93 FT. TO A CONCRETE MONUMENT AT THE COMMON CORNER OF SAID LOT NOS. 60, 61 AND 62; THENCE WITH THE LINE BETWEEN SAID LOT NOS. 60 AND 62, SOUTHWESTWARDLY 56.5 FT. TO THE MOST EASTERLY REAR CORNER OF THE PROPERTY CONVEYED TO MAXINE G. HITT, BY DEED FROM NEW HAVEN PARK COMPANY, AS OF RECORD IN BOOK 3858, PAGE 264, SAID REGISTER'S OFFICE; THENCE WITH SAID HITT'S NORTHEASTERLY LINE, NORTHWARDLY 143.4 FEET TO THE SOUTHERLY MARGIN OF DABBS COURT; THENCE, ALONG THE MARGIN OF DABBS COURT, IN AN EASTERLY DIRECTION ALONG A CURVE A DISTANCE OF 63.8 FT. TO A CONCRETE MONUMENT; THENCE, CONTINUING ALONG THE MARGIN OF DABBS COURT EASTWARDLY 15 FEET TO A CONCRETE MONUMENT; THENCE AROUND A CURVE HAVING A RADIUS OF 20 FEET, SOUTHEASTWARDLY 31.4 FEET TO A CONCRETE MONUMENT IN THE SOUTHWESTERLY MARGIN OF DABBS AVENUE; THENCE ALONG THE MARGIN OF DABBS AVENUE SOUTHEASTWARDLY 84 FEET TO THE POINT OF BEGINNING.

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 25, 2022.

J. Carlton Drumwright

March 25, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 25, 2022.

Notary

My Commission Expires: 12/18/22

