WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$325,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 869400 **DEEDWARR**
06/10/2022 09:57:50 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20220610-0066178

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
St. Mary Coptic Orthodox Church of Nashville 1933 Dabbs Avenue Nashville, TN 37217	NEW OWNER	107-05-0-069

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mindy Wright (formerly known as Mindy W. Raines)**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **St. Mary Coptic Orthodox Church of Nashville**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 81 on the Plan of Bel- Aire, Section I, of record in Book 2900, pages 27 and 28, Register's Office for said County.

Said Lot No. 81 fronts 63.2 feet on the southerly side of Dabbs Avenue and runs back 150.8 feet on the easterly line and 144.0 feet on the westerly line to a broken line at the rear on which it measures 62.0 feet.

Being the same property conveyed to Mindy R. Wright by Warranty Deed from Roger P. Yates and wife, Missy L. Yates, dated 04/08/1987 and recorded 04/16/1987, of record in Book 7206, Page 231, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to M. Norris Jenkins Trustee by Quitclaim Deed from Mindy R. Wright and Now Being the same property conveyed to Mindy R. Wright a 1/2 undivided interest and Tammy Tara Wright an 1/2 undivided interest, as joint tenants in common from M. Norris Jenkins Trustee, dated 04/29/1987 and recorded 04/26/1988 , of record in Book 7526, Page 498, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jimmy G. Wright by Quitclaim Deed from Mindy R. Wright and Tammy Tara Wright dated 04/09/2002 and recorded 04/19/2002, of record in Instrument 200204190049122, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to M. Norris Jenkins, Trustee by Quitclaim Deed from Jimmy G. Wright, dated 04/09/2002 and 04/19/2002, of record in Instrument 200204190049123, Register's Office for Davidson County, Tennessee.

The said M. Norris Jenkins died testate on 08/07/2005, devising subject property to Jill Jenkins Becker, as Executor of the estate of M. Norris Jenkins, as evidenced in File No. 06P1312 and Last Will and Testament, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Mindy W. Raines by Quitclaim Deed from Jill Jenkins Becker, Executrix of the estate of M. Norris Jenkins, dated 05/11/2007 and recorded 05/22/2007, of record in Instrument 200705220060968, Register's Office for Davidson County, Tennessee.

Final Decree of Divorce entered in the case of Mindy Wright Raines V/S Ricky Arcie Raines, Docket No. 37568, Register Office for Williamson County, Tennessee.

Being the same property conveyed to Mindy W. Raines by Quitclaim Deed from Ricky A. Raines, dated 04/05/2010 and recorded 06/29/2010, of record in Instrument 201006290050603, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: **1933 Dabbs Avenue, Nashville, TN 37217**

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 the 8th day of June, 2022.

Mindy Wright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mindy Wright with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of heir own free will for the purposes therein set forth.

Witness my hand and official seal, this the 8th of June, 2022.

Notary Public
My Commission Expires: 3/7/2023

John M. Wells
State of Tennessee Notary Public
Davidson County