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)

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 869401 DEEDWARR
06/10/2022 09:58:50 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20220610-0066179

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 1937 Dabbs Avenue Nashville, TN 37217	NEW OWNER	107-05-0-071

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**, 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, being Lot No. 79, on the Plan of Bel Air, Section I, as of record in Book 2900, Pages 27 and 28, Register's Office for said County.

Said Lot fronts 65.4 feet on the southerly side of Dabbs Avenue and runs back 174 feet on the easterly line and 162.4 feet on the westerly line to a dead line in the rear on which it measures 65 feet.

Being the same property conveyed to Joyce B. Wright by Deed from Robert E. Martin, Jr., and wife, Eva Jane Martin, dated 05/23/1968 and recorded 06/04/1968, of record in Book 4240, Page 232, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mindy Wright (formerly Mindy Wright Raines) by Quitclaim Deed from Joyce B. Wright, dated 12/18/2012 and recorded 12/19/2012, of record in Instrument 201212190116907, 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: **1937 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 her 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