Send Tax Statements To:

New Owner

Karen Johnson Davidson County
Batch# 889156 DEEDWARR
07/14/2022 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220714-0081005

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Coptic Orthodox Patriarchate Diocese
Of Southern United States
P.O. Box 1005
Colleyville, Texas 76034

From Information Furnished By
The Parties

Map and Parcel: 162-12-B/24CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BREANA SMITH, A SINGLE WOMAN**, has this day bargained and sold and does hereby transfer and convey unto, **COPTIC ORTHODOX PATRIARCHATE DIOCESE OF SOUTHERN UNITED STATES, A TEXAS NONPROFIT CORPORATION,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Being Lot No. 7-B on the plan of Villas at Belle Parke, Phase I, a Horizontal Property Regime, of record in Instrument Number 20020913-0111601, and as defined in the Master Deed of record in Instrument Number 20020911-0110959, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Breana Smith, a single woman, by deed from Noble Properties, Inc., dated January 6, 2012, appearing of record in Instrument Number 20120113-0003665, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20020911-0110959 and Instrument Number 20021025-0130922; Easement for construction and maintenance of drainage facility in Book 7838, page 934; Declaration of drainage easement in Instrument Number 20020322-0035169; Landscape Buffer Easement in Instrument Number 20011217-0138710; and to any and all matters shown on said master deed of record in Instrument Number 20020911-0110959; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **COPTIC ORTHODOX PATRIARCHATE DIOCESE OF SOUTHERN UNITED STATES, A TEXAS NONPROFIT CORPORATION,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30th day of June, 2022.

Breana Smith

Breana Smith

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Breana Smith, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 30th day of June, 2022.

Amanda M Clark

NOTARY PUBLIC
My Commission Expires: 11/22/2025

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$320,000.00~~ *$300,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 30th day of June, 2022.

NOTARY PUBLIC
My Commission Expires:

CHRISTINE SISSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Tennessee Certification of Electronic Document

I, Beth Turner 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 6/30/2022 (date of document).

Affiant Signature

7/12/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 of July, 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24