Karen Johnson Davidson County
Batch# 892422 DEEDWARR
07/22/2022 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20220722-0083994

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mina Wahib	New Owner	
(NAME)	(NAME)	
4759 Billingsgate Rd.	4759 Billingsgate Rd.	163040A304B0CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Saint Pishoy Coptic Orthodox Church, beneficiary of the Estate of Marcil Saad Atalla, and Reda Isaac, Executor of the Estate of Marcil Saad Atalla**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mina Wahib,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 304, Hamilton Crossings Townhomes, a Planned Unit Development, as the same appears of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20050701-0075731, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to St. Pishoy Coptic Orthodox Church by virtue of Last Will and Testament of Marcil Saad Atalla admitted for probate in the Probate Court of Shelby County, Tennessee at Docket No. 21P2471.
Being the same property previously conveyed to Marcil Atalla by virtue of Quit Claim Deed dated September 17, 2020 at Instrument No. 20200923-0109182 in the said Register's Office. Marcil Atalla having died on or about October 24, 2021, testate probate no. 21P0016945.
Being the same property previously conveyed to Marcil A. Atalla by virtue of Quit Claim Deed dated at Instrument No. 20090212-0012328 in the said Register's Office.
Being the same property previously conveyed to Safwat Sidhom and Marcil A. Atalla by virtue of Warranty Deed dated August 28, 2006 at Instrument No. 20060906-0110251 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved ___ improved x property, known as 3001 Hamilton Church Rd. #304 Antioch, TN 37013
(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 hand this 20th day of July, 2022.

Saint Pishoy Coptic Orthodox Church

Michail Ebrahim aka Father Pavli Ebrahim Priest and trustee

By: Michail Ebrahim, aka Father Pavli Ebrahim, Priest and Trustee

Reda Isaac, Executor of the Estate of Marcil Saad Atalla

Reda Isaac, Executor

By: Reda Isaac, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and state, the within named Michail Ebrahim, aka Father Pavli Ebrahim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the authorized signor for Saint Pishoy Coptic Orthodox Church and that he is authorized by Saint Pishoy Coptic Orthodox Church to execute this instrument on its behalf as such per by letter dated July 8, 2022 and signed by His Grace Bishop Youssef, Bishop of The Coptic Orthodox Patriarchate – Diocese of the Southern United States.

WITNESS my hand and official seal at office this 20th day of July, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and state, the within named Reda Isaac as Executor of The Estate of Marcil Saad Atalla with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of July, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 the 20 day of July, 2022.

Affiant Signature

7/20/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of July, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25