Karen Johnson Davidson County
Batch# 895714 DEEDQC
07/28/2022 02:33:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20220728-0086261

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF ____, 2022. Notary Public MY COMMISSION EXPIRES: 1/3/23 (AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0519

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
St. George Coptic Orthodox Church	New Owner	Map: 11905007400, 11905007500, 11905008900, 11905007600, 11905007700 and 11905007800
(NAME) 2412 Foster Ave.	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(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,

ST. GEORGE COPTIC ORTHODOX CHURCH,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

ST. GEORGE COPTIC ORTHODOX CHURCH,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Map: 11905007800 & 11905007700

Being Lots Nos. 184 and 185 on the map of the resubdivision of lots Nos. 3 and 4 and parts of Lots Nos. 5 and 6, Cumberland Nurseries Plan as of record in Book 332, Page 148, Register's Office for said county.

Said Lots Nos. 184 and 185 front together 114.3 feet on the easterly side of Foster Avenue and extends back between parallel lines with the southerly margin of Peachtree Street 150 feet to an alley, measuring 112.5 feet thereon.

Being part of the same property conveyed to St. George Coptic Orthodox Church of Nashville, Tennessee by deed from Patricia A. O'Connell, Michael O'Connell, and Matthew O'Connell, the heirs of John K. Frakes, and wife Eunice Frakes, of record in Instrument No. 20200116-0006028, dated January 15, 2020, Register's Office for Davidson County, Tennessee.

Map: 11905007600

Being Lot No. 183 on the map of the resubdivision of lots Nos. 3 and 4 and parts of lots Nos. 5 and 6, Cumberland Nurseries Plan, as of record in Book 332, Page 148, Registers Office for said county.

Said Lot No. 183 front TB 50 Feet on the easterly side of Foster Avenue and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to St. George Coptic Orthodox Church of Nashville, Tennessee by deed from Patricia A. O'Connell, Michael O'Connell, and Matthew O'Connell, the heirs of John K. Frakes, and wife Eunice Frakes, of record in Instrument No. 20200116-0006028, dated January 15, 2020, Register's Office for Davidson County, Tennessee.

Map: 11905007400

Land in Davidson County, Tennessee, being lots Nos. 180 and 181 on the map of the re-subdivision of Lots Nos 3 and 4, and part of Lots Nos. 5 and 6 of Cumberland Nurseries, as of record in Book 332, page 148, Register's Office for Davidson County Tennessee.

Said Lots Nos. 180 and 181 front together 114.3 feet on the easterly side of Foster Street and run back between parallel lines, with the northerly margin of Jay Street, 150 feet to an alley.

Being the same property conveyed to St. George Coptic Orthodox Church by Quitclaim Deed from Fr. Boutros, Priest/Board of Directors of The Coptic Orthodox Diocese of the Southern USA, dated May 18, 2018, of record in Instrument No. 20180521-0048613, see also Scrivener's Affidavit of record in Instrument No. 20210728-0101767 and Warranty Deed of record in Instrument No.20120327-0026153, Register's Office for Davidson County, Tennessee.

Map: 11905007500

Being Lot No. 182, on the map of Cumberland Nurseries, as of record in Book 332, page 148, and more fully described as follows:

Said Lot No. 182 fronts 50 feet on the east side of Foster Avenue and runs back between parallel lines 100 feet to an alley which rear line measures 50 feet thereon.

Being the same property conveyed to St. George Coptic Orthodox Church by Quitclaim Deed from Fr. Boutros, Priest/Board of Directors of The Coptic Orthodox Diocese of the Southern USA, dated May 18, 2018, of record in Instrument No. 20180521-0048613, see also Scrivener's Affidavit of record in Instrument No. 20210728-0101767 and Warranty Deed of record in Instrument No.20120327-0026153, Register's Office for Davidson County, Tennessee.

Map: 11905008900

Being Lot No. 118 on the map of the re-subdivision of Lots Nos. 3 and 4. and part of Lots Nos. 5 and 6, Cumberland Nurseries, as of record in Book 332, page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 118 fronts 50 feet on the northerly side of Jay Street and runs back between parallel lines. with the easterly margin of an alley, 158.3 feet to another alley.

Being the same property conveyed to St. George Coptic Orthodox Church by Quitclaim Deed from Fr. Boutros, Priest/Board of Directors of The Coptic Orthodox Diocese of the Southern USA, dated May 18, 2018, of record in Instrument No. 20180521-0048613, see also Scrivener's Affidavit of record in Instrument No. 20210728-0101767, and Warranty Deed of record in Instrument No.20120327-0026153, Register's Office for Davidson County, Tennessee.

And that part of a Closed Alley shown as Alley #1863 on Bill # BL2019-1558 being recorded simultaneously herewith.

See also Bill # BL2019-1558 filed for record simultaneously herewith.

The express purpose of this conveyance is to combine Lots 184 & 185, Lot 183, Lots 180 & 181, Lot 182, and Lot 118 and a portion of the abandoned alley for property tax purposes and to show as one parcel.

This is improved property, known as 2412 Foster Ave., Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 our hands this 28th day of July, 2022.

St. George Coptic Orthodox Church

BY: _____
Father Serapion Ghobrial
Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Father Serapion Ghobrial with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Trustee respectively of St. George Coptic Orthodox Church the within named bargainer, and church, and that he/she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 28th day of July, 2022.

My Commission Expires: 1/3/23

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ORDINANCE NO. BL2019-1558

An ordinance to amend the Geographic Information Systems Street and Alley Centerline Layer for the Metropolitan Government of Nashville and Davidson County by abandoning portions of Alley Number 1863 right-of-way. (Proposal Number 2019M-005AB-001).

WHEREAS, it is the desire of all the abutting property owners that said abandonment of right-of-way be accomplished; and,

WHEREAS, the abandonment has been requested by the St George Coptic Church, applicant and Owner; and,

WHEREAS, there is no future need for said right-of-way for Metropolitan Government of Nashville and Davidson County purposes.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That the Geographic Information Systems (GIS) Street and Alley Centerline Layer for The Metropolitan Government of Nashville and Davidson County, as enacted by Ordinance No. 2018-1444, be and hereby is amended, as follows:

Alley #1863 from Jay St northward to Alley #1867, all of which is more particularly described by lines, words and figures on the sketch which is attached to and made a part of this ordinance as though copied herein, is hereby abandoned.

Section 2. That easements are herein retained by The Metropolitan Government of Nashville and Davidson County, its agents, servants, and/or contractors and utility companies operating under franchise(s) from the Metropolitan Government for the right to enter, construct, operate, maintain, repair, rebuild, enlarge, and patrol its now existing or future utilities, including drainage facilities, together with their appurtenances, and to do any and all things necessary and incidental thereto.

Section 3. In the event there is proposed any construction over, above, or under said existing utilities, that said construction shall have the approval of the Director of Public Works and/or the Director of Water and Sewerage Services, together with the approval of any other pertinent departments of the Metropolitan Government or other governmental agency, including the Nashville Electric Service.

Section 4. That the Director of the Department of Public Works be and hereby is authorized and directed, upon the enactment and approval of this ordinance, to cause said change to be made on said GIS Centerline Record as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

202207280086261

Section 5. Amendments to this legislation may be approved by resolution.

Section 6. This ordinance shall take effect from and after its passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY:

Mark Sturtevant, Director
Department of Public Works

APPROVED AS TO FORM AND LEGALITY:

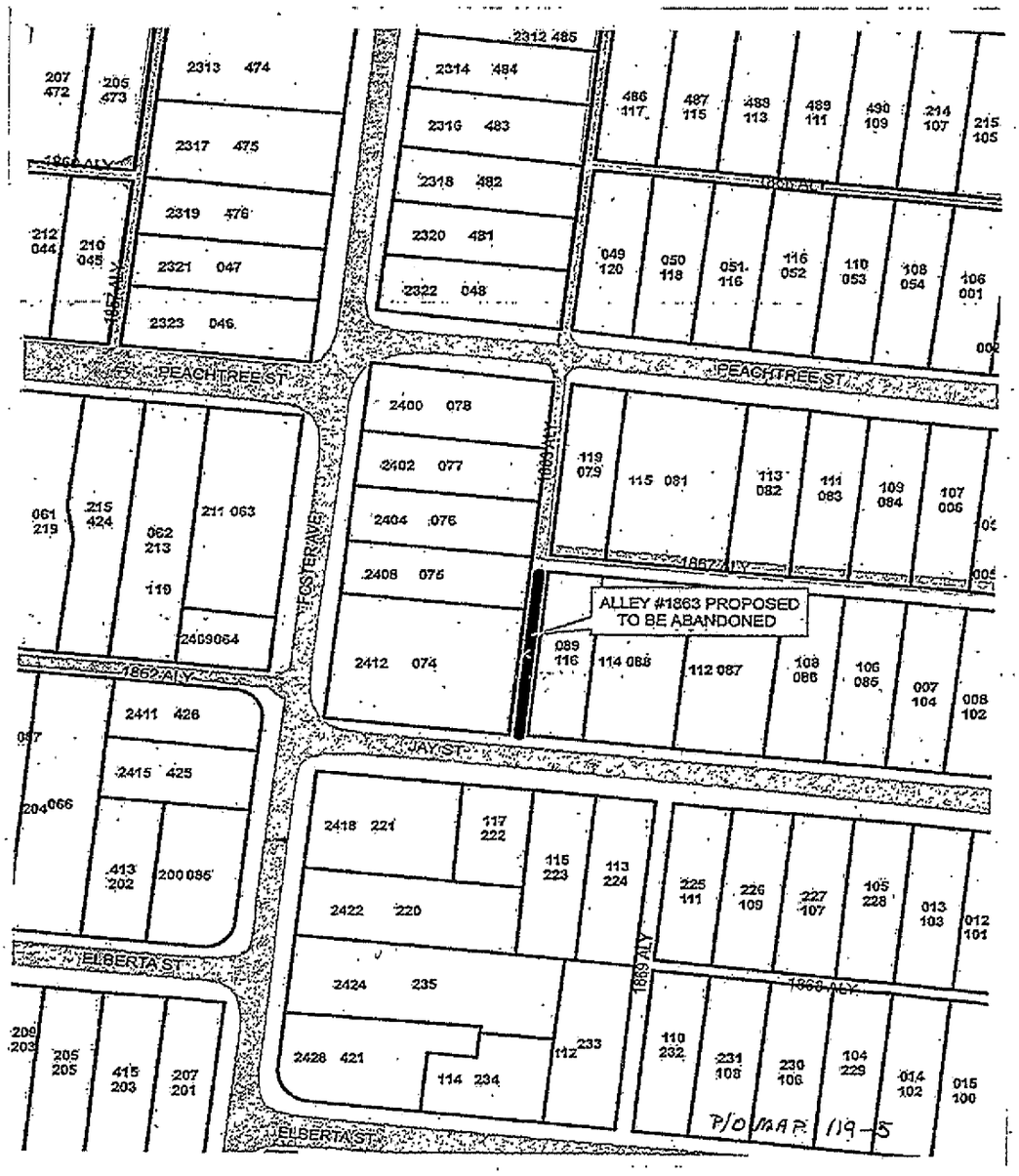
Assistant Metropolitan Attorney

INTRODUCED BY:

Members of Council

D-19-08665

Proposal Number 2019M-005AB-001
Map: 191-5
Council District #16



D-19-08665

Metropolitan Government Department of Public Works

750 South 5th Street ◆ Nashville, TN 37206 ◆ (615) 862-8750 ◆ www.nashville.gov/pw

Mandatory Referral Application: *Street / Alley Closure*

**** Before filing this application, please review checklist on the back of this application. ****

Mandatory Referral Project No. _____ (MPW staff assigns project #)

Date Submitted: 12/11/18

Closure Type:
- ☐ Street
- ☒ Alley

Easements:
- ☐ Retain utilities
- ☐ Abandon utilities & relocate at applicant's expense

Street/Alley Location: 1863

Street Name(s) / Alley Number(s)

From Jay St. to Alley 1867

Street / Alley Located Between

Reason for Closure:

Add to adjacent Parcel to Extend Use Parking Lot

Applicant: All correspondence will be mailed to the applicant.

☐ Architect ☐ Engineer ☒ Property Owner ☐ Other: _____

Name: Serapion Ghobrial

Business: St. George Coptic Church

Address: 2412 Foster Ave.

City: Nashville State: TN Zip: 37210

Phone: 615 840 8807 (business) / 615 522 2081 (mobile)

Fax: _____ (business) _____ (home) _____ (business) _____ (mobile)

E-mail: fr.serapion@gmail.com

Applicant's Signature: [signature]

Filing Fee (All application fees are non-refundable)

Street / Alley Closure $300.00

Amount paid: $ 300.00

Accepted by: BC Date: 12/11/18

SIGNATURE(S)

(copy this sheet if needed for additional signatures)

As the owner(s) of property, I/we agree to the submission of this mandatory referral application to the Metropolitan Government Department of Public Works for a street and/or alley closure. We live adjacent to this street/alley and/or we consider ourselves an affected property owner.

Printed Name & Signature (required)	Address	Phone #	Map	Parcel
Serapion Ghobrial COPTIC ORTHODOX DIOCESE OF THE SOUTHERN USA	7501 Tarmac Way Nashville, TN 37211	615-522-2081	119-5	74 75 89

D-19-08665

ORIGINAL

METROPOLITAN COUNTY COUNCIL

Bill No. BL2019-1558

An ordinance to amend the Geographic Information Systems Street and Alley Centerline Layer for the Metropolitan Government of Nashville and Davidson County by abandoning portions of Alley Number 1863 right-of-way. (Proposal Number 2019M-005AB-001).

Introduced MAR 19 2019

Passed First Reading MAR 19 2019

Amended _____

Passed Second Reading APR - 2 2019

Passed Third Reading APR 23 2019

Approved APR 24 2019

By _____
Metropolitan Mayor

Advertised _____

Effective Date _____

Metro Council Office

Time: 9am By: [illegible]

Certification of Recorded Documents

I, Brittney Linville, 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 July 28, 2022.

(AFFIANT) –Brittney Linville

July 28, 2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me July 28, 2022.

My commission expires: 10/2/23

Notary Public

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.