WARRANTY DEED

Karen Johnson Davidson County
Batch# 973879 DEEDWARR
02/24/2023 09:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230224-0013092

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ XXX $50.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF FEBRUARY, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THE VANDERPOOL LAW FIRM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY/RETURN TO
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2850LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : **If left blank please use the address of the new owner**	MAP-PARCEL
The Rector, Vicar, Wardens and Bishop's Committee of St. Andrew's Mission	New Owner	09116004700
4513 Park Avenue		
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NORMA SMITH, JACKIE DUNN-WILLIAMS and GEORGE GOURIEUX,

TRUSTEES FOR ALL SAINTS ANGLICAN ORTHODOX CHURCH AKA ALL SAINTS ANGLICAN ORTHODOX (SOUTHERN EPISCOPAL) CHURCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

THE RECTOR, VICAR, WARDENS AND BISHOP'S COMMITTEE OF ST. ANDREW'S MISSION

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

SEE EXHIBIT "A"

This is Improved property known as 4513 Park Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 23rd day of February, 2023.

Trustees for All Saints Anglican Orthodox Church Aka All Saints Anglican Orthodox (Southern Episcopal) Church

Norma Smith, Trustee

Jackie Dunn-Williams, Trustee

George Gourieux, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, NORMA SMITH, JACKIE DUNN-WILLIAMS and GEORGE GOURIEUX with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the TRUSTEES FOR ALL SAINTS ANGLICAN ORTHODOX CHURCH AKA ALL SAINTS ANGLICAN ORTHODOX (SOUTHERN EPISCOPAL) CHURCH, the within named barganor, a church, and that NORMA SMITH, JACKIE DUNN-WILLIAMS and GEORGE GOURIEUX, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 2023.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

23-2850LA

EXHIBIT A - LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly 50 feet of Lot No. 411 and all of Lot No. 412 of Block No. 18, Plan No. 1, Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for said County.

Said part of Lot No. 411 fronts 50 feet on the northerly side of Elkins Avenue and runs back between parallel lines, along the easterly margin of 46th Avenue North, 150 feet to an alley.

Said Lot No. 412 fronts 60 feet on the south side of Park, formerly First, Avenue and runs back between parallel lines with the East margin of 46th Avenue North, formerly Fifth Street, 150 feet to an alley.

Being the same property conveyed to Trustees for All Saints Anglican Orthodox Church, by Warranty Deed from William Henry Green, Jr., Trustee, of record in Book 3959, Page 305, in the Register's Office for Davidson County, Tennessee, dated October 29, 1965, and recorded on November 17, 1965.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
6. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
7. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
8. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, as recorded in Book 57, Page 103 .
10. Rights or claims of tenants under unrecorded leases.

I Lisa Allard, 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 February 23, 2023.

Lisa Allard, Affiant February 23, 2023

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this February 23, 2023.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024