G #36757-5 Box #14

WARRANTY DEED

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$392,925.00.**

Affiant

Subscribed and sworn to before me, this 14th day of June, 2023.

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1015474 DEEDWARR
06/15/2023 10:07:42 AM 2 pgs
Fees: $13.00 Taxes: $1,453.82

20230615-0045650

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
St. George Coptic Orthodox Church c/o Rev. Father Serapion Ghobrial	**"NEW OWNERS"**	**119-05-0-221-00**
2412 Foster Avenue		
Nashville, TN 37210		

FOR AND IN 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,

The Church of God of Prophecy at Woodbine, a Tennessee non-profit corporation

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

St. George Coptic Orthodox Church, a Tennessee non-profit corporation

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

LAND in Davidson County, Tennessee, being the Northwest part of Lot No. 186 on the Map of a Subdivision of Lots Nos. 3 and 4 and part of Lots Nos. 5 and 6 of Cumberland Nurseries Subdivision, as of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 186 fronts 91 feet on the easterly side of Foster Avenue and runs back between parallel lines along the South margin of Jay Street, 120 feet to a dead line.

BEING the same property vested in The Church of God of Prophecy at Woodbine by Successor Trustee's Deed dated May 20, 1994, from Peter Weiss, Successor Trustee, of record in Book 9352, Page 54, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Plat Book 332, Page 148, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) All matters shown on the Plan of record in Plat Book 161, Page 112, and Plat Book 161, Page 166, said Register's Office.

This is improved (__X_) Unimproved (____) property, known as: **2418 Foster Avenue, Nashville, TN 37210**

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 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/our hand(s) this **14th** day of **June, 2023.**

The Church of God of Prophecy at Woodbine,
a Tennessee non-profit corporation

By: Bishop EC McKinley State Bishop of Tennessee
Bishop E.C. McKinley, State Bishop of Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Bishop E.C. McKinley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **State Bishop of Tennessee** of **The Church of God of Prophecy at Woodbine,** the within named bargainor, a Tennessee non-profit corporation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the non-profit corporation by the said **Bishop E.C. McKinley,** as **State Bishop of Tennessee.**

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **June, 2023.**

M Boyd
Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON