Karen Johnson Davidson County
Batch# 1028507 DEEDWARR
07/20/2023 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,896.99
20230720-0055788



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $512,700.00.

Daniel Thompson
Affiant

Subscribed and sworn to before me, this 19th day of July, 2023.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
St. Ann Catholic Church	St. Ann Catholic Church	091-15-0-157.00
318 52nd Avenue N.	5101 Charlotte Avenue	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Ellen Margaret Minaldi and Michael Patrick Minaldi, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

St. Ann Catholic Church

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the south 47.50 feet of the north 522.5 feet of Block 8 on the Map of Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition as shown on the plan of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said property.

Said part of said block fronts 47.5 feet on the east side of 52nd Avenue North and runs back between parallel lines, parallel to and 475 feet south of Charlotte Avenue, 140 feet to an alley.

Being the same property conveyed to Ellen Margaret Landry and Michael Patrick Minaldi by Warranty deed from Sean A. Preston, an unmarried man of record in Instrument No. 20190501-0040489 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 01, 2019; the said Ellen Margaret Landry and Michael Patrick Minaldi having since married and Ellen Margaret Landry is now known as Ellen Margaret Minaldi.

This is improved property known as **318 52nd Avenue N., Nashville, TN 37209.**

This conveyance is also subject to the Code of Canon Law and the Statutes and Norms of the Catholic Diocese of Nashville.

LTC

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of July, 2023.

Ellen Margaret Minaldi

Michael Patrick Minaldi

STATE OF MS
COUNTY OF Oktibbeha

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ellen Margaret Minaldi and Michael Patrick Minaldi, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of July, 2023.

Notary Public
My Commission Expires: 2/9/27

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 123705 NATHANIEL DAVID MARTIN BUCHANAN Commission Expires April 16, 2026 MADISON COUNTY

Lenders Title Company File No. 23-001105-524

LTC

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 07/18/2023 (date of document).

Affiant Signature

07/19/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

