Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 13
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230745324

Karen Johnson Davidson County
Batch# 1032634 DEEDWARR
07/31/2023 11:15:53 AM 2 pgs
Fees: $13.00 Taxes: $1,076.70

20230731-0058804

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $291,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2023.

Notary Public
My Commission Expires:

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE EXPIRES SEPTEMBER 08, 2025 STEVEN WILMAN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
St. Mary Coptic Orthodox Church of Nashville PO Box 17213 Nashville, TN 37217	New Owner	Tax Parcel ID No. 107-05-0-070.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pat Dewaratanawancih, Executrix of the Estate of Sy Vongsamphanh** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **St. Mary Coptic Orthodox Church of Nashville**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 80, as shown on the map entitled Bel Air Subdivision Section 1, of record in Plat Book 2900, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SY VONGSAMPHANH AND WIFE, VIENGKHAM VONGSAMPHANH, by deed from STEVEN D. LEWIS AND WIFE, DONNA G. LEWIS, of record in Book 7654, page 751 , dated August 31, 1988 , said Register's Office.

VIENGKHAM VONGSAMPHANH died on or about January 30, 2023, leaving SY VONGSAMPHANH as surviving tenant by the entirety.

SY VONGSAMPHANH died on or about May 23, 2023. His Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Case No. 23P1159, directed the subject property be administered as part of the probate estate under the control of the Executrix, PAT DEWARATANAWANICH.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 107-05-0-070.00.

Matters shown on the Plan of record in Plat Book 2900, page 27, said Register's Office.

This is improved property located at 1935 Dabbs Avenue Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2023.

Estate of Sy Vongsamphanh

Pat D

By: Pat Dewaratanawancih, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pat Dewaratanawancih with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Sy Vongsamphanh, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of July, 2023.

Anderson

Notary Public



My Commission Expires: _____