THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7945-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,015,000 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2024 Notary Public MY COMMISSION EXPIRES 11-8-27 (AFFIX SEAL)

Karen Johnson
Batch # 1206544
11/19/2024 10 49 14 AM
Fees $13 00 Taxes $3,755 50
20241119-0089581

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jeff Estepp, LLC	owner	091-12-0-041.00
4913 Indiana Avenue		091-12-0-38 00
Nashville, TN 37209		091-12-0-040.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **St. John Chrysostom Greek Orthodox Church of Nashville, Tennessee**

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

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in Davidson County, Tennessee, being the Southerly 50 feet of Lots Nos. 501 and 503 of Block No 83, Plan No 1, West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee

Said part of Lots Nos 501 and 503 fronts 50 feet on the Westerly side of 46th Avenue North formerly 5th Street and runs back between parallel lines with the Northerly margin of Indiana Avenue 60 feet to the Easterly line of Lot No 505 of said Block.

Being the same property conveyed to St John Chrysostom Greek Orthodox Church of Nashville, Tennessee by Warranty Deed from Beulah M Fitzgerald, unmarried, of record in Instrument No 20150416-0033945, Register's Office for Davidson County, Tennessee, dated April 16, 2015 and recorded on April 16, 2015.

Tract 2:

Land in Davidson County, State of Tennessee, described as follows, to-wit

Parcel 1

A certain tract or parcel of land in Davidson County, described as follows·

Being Lot Nos 505 and 507 in Block 83, Plan No 1, West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee Said Lot Nos 505 and 507 join and front each 25 feet on the North side of Indiana Avenue and extend back Northwardly between parallel lines, 150 feet to an alley

Parcel 2

A certain tract or parcel of land in Davidson County, described as follows

Being Lot No 509 in Block 83, Plan No 1, West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee Said Lot No 509 fronts 25 feet on the North side of Indiana Avenue and runs back between parallel lines 150 feet to an alley and shows 25 feet on said alley.

Being the same property conveyed to St John Chrysostom Greek Orthodox Church, a Tennessee Non-Profit Corporation by Warranty Deed from Ron Runyeon of record in Instrument No. 20080212-0014218, Register's Office for Davidson County, Tennessee, dated July 24, 2007 and recorded on February 12, 2008

Tract 3:

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

Land in Davidson County, Tennessee, being part of Lots No 501 and 503 of Block No 83 on the Plan of No 1 West Nashville of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Beginning at a point on the Westerly margin of 46th Avenue North, formerly 5th Street, 50 feet Northwardly from the Northerly margin of Indiana Avenue, thence Northwardly with the Westerly margin of 46th Avenue North, 50 feet, thence Westwardly parallel with the Northerly margin of Indiana Avenue 60 feet to the Easterly line of Lot No 505 of said Block, thence Southwardly with the Easterly line of said Lot No 505, 50 feet, thence Eastwardly parallel with Indiana Avenue, 60 feet to the beginning.

Being the same property conveyed to St John Chrysostom Greek Orthodox Church of Nashville, Tennessee, a Tennessee Non-Profit Corporation by Warranty Deed from Bobbie L. Hand and husband, Randy G Hand of record in Instrument No 20110802-0059332, Register's Office for Davidson County, Tennessee, dated August 01, 2011 and recorded on August 02, 2011

THIS CONVEYANCE IS SUBJECT TO· (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record; (3) All easements of record, (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is improved property known as **4600 & 4602 Indiana Ave & 803 46th Ave, 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, its successors and assigns forever, and we do covenant with the said GRANTEE 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, its successors 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 our hands this the 18th day of November, 2024.

St. John Chrysostom Greek Orthodox Church of Nashville, Tennessee

BY: Susan Wipperman
Susan Wipperman, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Susan Wipperman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of St. John Chrysostom Greek Orthodox Church of Nashville, Tennessee, the within named bargainor, a Tennessee Nonprofit Corporation and that she has executed the within instrument for the purposes stated therein by signing the name of St. John Chrysostom Greek Orthodox Church of Nashville, Tennessee by herself as its Authorized Agent

Witness my hand and official seal this the 18th day of November, 2024.

Notary Public my commission expires: Nov 8, 2027

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON