Karen Johnson Davidson County
Batch# 204954 DEEDWARR
03/12/2019 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20190312-0022661

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES: 09/25/2019
(AFFIX SEAL)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hany Kellini	owner at property	
(NAME)	(NAME)	08107043400
1911 11th Ave. North	address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **New Level Community Development Corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hany Kellini, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Lot NO. 34 on the Map of Williams's and Valentino's subdivision of Lots No. 3 and 4 of Thomas Woodard Plan, as of record in Book 2, Page 33, Chancery Court for said County. Said Lot No. 34 fronts 50 feet on the Westerly side of 11th Avenue North and runs back between parallel lines 150 feet to an alley.

FOR INFORMATION PURPOSES ONLY: 1911 11th Avenue N., Nashville, TN 37208

Being the same property conveyed to Being the same property conveyed to Roger Sindle by Warranty Deed from Volunteer Construction Company of Nashville Tennessee, Inc., by Robert Gregg Poole, Manager of record in Instrument No. 20020419-0049103, Register's Office for Davidson County, Tennessee, dated April 16, 2002 and recorded on April 19, 2002. (Value of consideration shown in aforementioned deed $58,000.00.).

Being the same property conveyed to State Street Bank and Trust Company by Quitclaim Deed from Roger A. Sindle of record in Instrument No. 20070706-0080491, Register's Office for Davidson County, Tennessee, dated June 20, 2007 and recorded on July 06, 2007 (Value of consideration shown in aforementioned deed $0.00.)

Final Decree Confirming Sale recorded April 29, 2010 in Instrument No. 20100429-0032779 and Default Judgment Order on Quiet Title Action recorded January 05, 2017 in Instrument No. 20170105-0001102, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to New Level Community Development Corporation by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20171020-0107617, Register's Office for Davidson County, Tennessee, dated October 19, 2017 and recorded on October 20, 2017. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Witness my hand this 8th day of March 2019.

New Level Community Development Corporation

Kay Bowers, Executive Director

By: Kay Bowers, Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Venikkia Branch, a Notary Public of said County and State, personally appeared Kay Bowers, 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 Executive Director of New Level Community Development Corporation, the within named bargainor, a Tennessee nonprofit corporation, and that she as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Executive Director.

WITNESS my hand and official seal at office this 8th day of March 2019.

VB

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/25/19

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019