WARRANTY DEED

Karen Johnson Davidson County
Batch# 430343 DEEDWARR
07/06/2020 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $768.86
20200706-0072170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7.5.202

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Kathleen Gilder	owner at property	
(NAME)	(NAME)	10504011900
34 Shepard St	address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **New Level Community Development Corporation, a Tennessee nonprofit corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Kathleen Gilder, single,** HEREINAFTER CALLED THE GRANTEE, HER 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 part of Lot 24, and in the John Trimble Homestead Addition to the City of Nashville, Tennessee, described as follows:

Beginning on the North side of Tennessee Street at a point 100 feet West of the intersection of Thomas Street and Tennessee Street; running thence westwardly 37 and one half feet to a point; thence northwardly 131 feet, more or less, to a 12 foot alley; thence eastwardly along the southern margin of said alley 37 and one half feet to a point; thence southwardly along the dividing line between Lots 24 and 25 in said plan 131.2 feet, more or less, to Tennessee Street, the point of beginning. See plan of said Addition of record in Book 57, Page 53, Register's Office for Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to New Level Community Development Corporation, a Tennessee nonprofit by Quitclaim Deed from The Metropolitan Development and Housing Agency of record in Instrument No. 20180627-0061951, Register's Office for Davidson County, Tennessee, dated June 27, 2018 and recorded on June 27, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 34 Shepard St. Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 1st day of July, 2020.

New Level Community Development Corporation

Teresa Skipper

By: Teresa Skipper, Executive Director

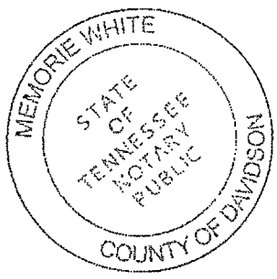
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Teresa Skipper, 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 1st day of July, 2020.

Notary Public

My Commission Expires: 7-5-2021



Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21