Karen Johnson Davidson County
Batch# 966526 DEEDWARR
02/02/2023 02:43:33 PM 6 pgs
Fees: $33.00 Taxes: $8,880.00
20230202-0007826

This Instrument Prepared By:
Hannah K.V. Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
New Level Community Development Corporation	New Level Community Development Corporation	173 00 0 008.00
PO Box 218430	PO Box 218430	173 00 0 009.00
Nashville, TN 37221	Nashville, TN 37221	173 00 0 112.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is ~~greater~~, for this transfer is Two Million Four Hundred Thousand and 00/100 Dollars ($2,400,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of January, 2023.

Notary Public

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

My Commission Expires: _____

For and in the consideration of the sum of Two Million Four Hundred Thousand and 00/100 Dollars ($2,400,000.00), the receipt and sufficiency of which are hereby acknowledged, STONEWALL JACKSON, JR. ("Grantor"), has bargained and sold, and by these presents do transfer and convey unto NEW LEVEL COMMUNITY DEVELOPMENT CORPORATION, a Tennessee non-profit corporation, BE A HELPING HAND FOUNDATION, a Tennessee non-profit corporation and THE HOUSING FUND, INC., a Tennessee non-profit corporation, as Tenants in Common, each with an undivided 1/3 interest ("Grantees"), their successors and assigns, a certain tracts or parcels of land in Davidson County, State of Tennessee, together with all improvements, buildings, and structures located thereon, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property located at 0 Barnes Road, Antioch, Tennessee and 1094 Barnes Road, Antioch, Tennessee 37013.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, its successors and assigns forever.

And Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

Witness my hand this 30th day of January, 2023.

GRANTOR:

STONEWALL JACKSON, JR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, William Altus Pryor, a Notary Public of said County and State, STONEWALL JACKSON, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, this 30th day of January, 2023.

Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

EXHIBIT A

PROPERTY DESCRIPTION

PARCEL 1:

Being a tract of land in the Fifth (formerly Seventh) Civil District of Davidson County, Tennessee, more particularly described as follows: Beginning at W.K. Wair's southeast corner, and thence north, with said Wair's east boundary line 29-1/3 poles to a stone in said line; thence east 54 poles to a stone in Stanton Watson's west boundary line; thence along said Watson's line south 29-1/3 poles to a stone, John White's North boundary line; thence west with said line 54 poles to the beginning, containing nine acres and one hundred and forty-four poles.

PARCEL 2:

Being situated in the former 7th Civil District of said County, about 9 miles from the City of Nashville, and known as the central portion of the purchase from G.W. Rader, registered as Book No. 60, Page 155, to which reference is hereby made for a more particular description, and bounded as follows: Beginning at a stone, the N.E. corner of the J.C. Roller land, and running thence 29-1/3 poles to an ash marked as corner; thence west 54 poles to a stone; thence south 29-1/3 poles to a stone, J.C. Roller's N.W. corner, thence east with J.C. Roller's north boundary line 54 poles, to the beginning, containing 9 acres and 144 sq. poles.

PARCEL 3:

This tract includes a 20 foot roadway as follows:

A 20-foot roadway having been used by the Grantor for ingress and egress to his said strip of land being in the tract of land of record in Book 5025, page 859, Register's Office of Davidson County, Tennessee, said strip of land being located in the Fifth Civil District of Davidson County, Tennessee, and running from the center line of Barnes Road to the Grantor's aforesaid tract and more particularly described as follows:

Beginning at a point in the northerly margin of Barnes Road, said point being 135.0 feet northwest of the corner of the property formerly owned Elize Wair Chippewa in then northerly margin of Barnes Road; thence leaving said margin and severing the former Chippewa (now Juanita Wair Jackson et vir) tract north 15 degrees 43 minutes east 49.0 feet; thence north 22 degrees 08 minutes west 212.35 feet; thence north 10 degrees 27 minutes east 127.7 feet; thence north 22 degrees 51 minutes east 223.35 feet; thence north 39 degrees 51 minutes east 201.70 feet; thence north 21 degrees 21 minutes east 191.00 feet; thence north 37 degrees 51 minutes east 158.20 feet; thence north 9 degrees 14 minutes east 74.00 feet; thence north 27 degrees 16 minutes east 115.00 feet; thence north 15 degrees 31 minutes east 28.00 feet to a point in the southerly boundary of the Ralph M. Wair tract of record in Book 5025, page 859, Register's Office of Davidson County, Tennessee, said point being 120.00 feet east of the southwest corner of the aforesaid tract.

The remainder of the tract is described as follows:

Land in the 5th Civil District of Davidson County, Tennessee and being more particularly described as Tract No. 1 on the survey of the division of the Eliza Harrison Wair property by Cummins Surveying Company, dated July 20, 1969, as follows:

Beginning at a point in the center of Barnes Road, said point being North 84 deg. 30 min. West from a westerly corner of the property conveyed to Wesley W. Wair in the deed of record in Book 2536, page 567, Register's Office for Davidson County, Tennessee, and being a southwest corner of the property herein described where said corner intersects with Barnes Road; thence with the center of Barnes Road northwesterly and with a curve to the left, having a radius of 1234.83 feet, a distance of 199.78 feet to a point; thence with the same North 38 deg. 58 min. West 150 feet to a point in the southeasterly corner of property being conveyed to Lucille Wair Waters by deed from Eliza Wair; thence North 26 deg. 02 min. East 1190 feet to a point, said point being on the southerly line of property being conveyed to A.E. Wair by deed from Eliza Wair, and being the northwesterly corner the herein described property; thence South 83 deg. 31 min. East 239.5 feet to the westerly boundary of the property conveyed to Stonewall Jackson by deed of record in Book 3902, page 354, Register's Office for said County; thence with the same South 5 deg. 34 mi. West 882.45 feet to a point in the northerly boundary of the W.W. Wair property as conveyed to the latter by the deed of record in Book 2536, page 567, Register's Office for Davidson County, Tennessee; thence with the same North 83 deg. 53 min. West 277 feet to a point, a northwesterly corner of the W.W. Wair property; thence with the westerly boundary of the same South 6 deg. 25 min. 12 sec. West 493.47 feet to a point; thence with the W.W. Wair's boundary North 84 deg. 30 min. West 143 feet to the point of beginning, and containing 11.61 acres, more or less.

Parcels 1, 2 and 3, all being the same property as conveyed to STONEWALL JACKSON AND STONEWALL JACKSON, JR., as joint tenants with right of survivorship, by Quitclaim Deed from STONEWALL JACKSON, a widower, recorded June 15, 2021 as Instrument No. 20210615-0080792, in the Register's Office for Davidson County, Tennessee. STONEWALL JACKSON, SR. passed away on December 4, 2021 leaving title vested in STONWALL JACKSON, JR.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.