Karen Johnson Davidson County
Batch# 966526 DEEDQC
02/02/2023 02:43:33 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230202-0007829

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

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel Nos.
New Level Community Development Corporation PO Box 218430 Nashville, TN 37221	New Level Community Development Corporation PO Box 218430 Nashville, TN 37221	173 00 0 008.00 173 00 0 009.00 173 00 0 112.00 173 00 0 111.00 173 00 0 178.00 173 00 0 006.00 173 00 0 117.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is TEN and 00/100 Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, on this 31st day of January, 2023.

Notary Public

LISA A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

My Commission Expires: 9-7-2026

For and in consideration of the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, STONEWALL JACKSON, JR., RALPH WAIR a/k/a RALPH M. WAIR, SR. a/k/a RALPH MICHAEL WAIR AND RALPH MICHAEL WAIR and wife, LISA M. WAIR ("Grantors"), do hereby quitclaim 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, all of Grantors right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon, (collectively, the "Property"). The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

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.

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

William Altus Pryor
Notary Public

My Commission Expires: _____

GRANTOR:

RALPH WAIR a/k/a
RALPH M. WAIR, SR. a/k/a
RALPH MICHAEL WAIR

STATE OF ~~TENNESS~~SEE)
COUNTY OF Tennessee)

Personally appeared before me, William Altus Pryor, a Notary Public of said County and State, RALPH WAIR, 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.

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

William Altus Pryor
Notary Public

My Commission Expires: _____

GRANTOR:

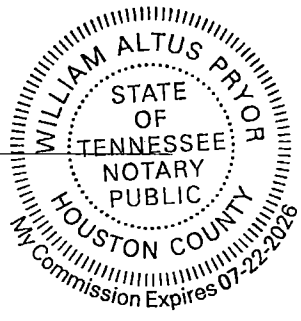
RALPH MICHAEL WAIR

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, William Altus Pryor, a Notary Public of said County and State, RALPH MICHAEL WAIR, 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.

William Altus Pryor
Notary Public

My Commission Expires: 

GRANTOR:

LISA M. WAIR

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, William Altus Pryor, a Notary Public of said County and State, LISA M. WAIR, 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.

William Altus Pryor
Notary Public

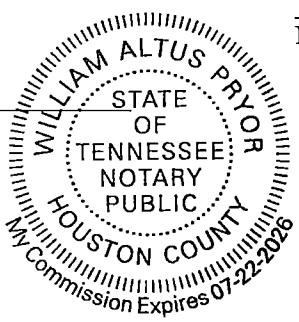
My Commission Expires: 

EXHIBIT A

PROPERTY DESCRIPTION

Being land situated in the 31st Council District of Davidson County, Tennessee, and is more particularly described as follows;

Commencing at the approximate intersection of Barnes Road and Barnes Bend Drive, in a northwesterly direction 900+/- feet to a 1/2" iron rod found, set by Arrowhead surveying, on the existing northerly margin of Barnes Road, at approximate Tennessee state plane coordinate location of, N:617,711.65, E:1,762,374.04,, at the southwesterly most corner of the subject property and being the point of beginning of herein described land;

thence leaving said margin with the easterly line of Cambridge Park Subdivision, Phase 2 & 3 of record in Instrument number 20160609-0058582, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), North 06°29'36" East, passing a 5/8" iron rod set, by Dale and Associates, having a pink cap, going a total distance of 1414.12 feet to a 5/8" iron rod found, having no cap, at the northeast corner of Cambridge Park Subdivision, Phase 1 of record in Instrument number 20120912-0082696, R.O.D.C., TN., and a point on the southerly line of Ajin Jamil Ibrahim, of record in instrument number 20160713-0071664, R.O.D.C., TN;

thence with Ibrahim southerly line, South 81°27'00" East, a distance of 305.80 feet to a 1/2" iron rod found, set by TN RLS # 2053, at the southwest corner of Brownlee, Revocable Living Trust, Dated July 25, 2017, of record in instrument number 20170731-0077612, R.O.D.C., TN;

with Brownlee southerly line for the next three (3) calls;
thence, South 83°36'39" East, passing a 5/8" iron rod set, by Dale and Associates, having a pink cap, at 299.39 feet going a total distance of 591.53 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence, South 03°37'38" West, a distance of 454.82 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence, South 82°32'29" East, a distance of 536.11 feet to a 1" diameter, iron pipe found, at the southwest corner of Moises Flores Pereida & Laura Elena Rodriguez, of record in instrument number 20170707-0068506, R.O.D.C., TN;

thence with said line, South 83°03'10" East, a distance of 335.31 feet to a point falling inside of a 28" Elm Tree, at a "T" intersection of a fence line, and being a point on the westerly line of Sidney W. Wair & Larry Mullins, of record in instrument number 20140115-0003965, R.O.D.C., TN;

thence with Wair westerly line with said line, South 05°32'34" West, passing a 5/8" iron rod set, by Dale and Associates, having a pink cap, at 480.83 feet going a total a distance of 961.67 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, on the northerly line of Sidney W. Wair & Larry Mullins, of record in instrument number 20140115-0003966, R.O.D.C., TN;

thence with Wair, Traci Daun Wair Cooper of record in instrument number 20100406-0025627, R.O.D.C., TN, and lots 3, 2 & 1 on the final plat of Donald G. Spurgeon Subdivision of record in plat book 5190, page 530, R.O.D.C., TN, northerly lines, North 82°59'42" West, distance of 820.97 feet to a 1/2" iron rod found, in the base of a 28" Hackberry Tree, at the northwest corner of lot 2, on the final plat of Mrs. W.W. Wair Subdivision, of record in plat book 6900, page 565, R.O.D.C., TN;

thence with said line, North 84°31'49" West, passing a 5/8" iron rod set, by Dale and Associates, having a pink cap, at 80.10 feet, going a total distance of 192.28 feet to a 5/8" iron rod found, having no cap, at the northeast corner of lot 1, on the final plat of Mrs. W.W. Wair Subdivision;

with lot 1 northerly and westerly lines for the next three (3) calls;
thence, North 84°37'08" West, a distance of 164.83 feet to a leaning 5/8" iron rod found, having no cap;
thence, South 05°43'18" West, a distance of 493.86 feet to a loose 5/8" iron rod found, having no cap;
thence, North 82°15'52" West, a distance of 112.31 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, on the easterly margin of Barnes Road being 2.32' east of a concrete monument found;

with the westerly margin of Barnes Road for the next six (6) calls;
thence, North 27°43'44" West, a distance of 17.77 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence with a curve turning to the left with an arc length of 362.66 feet, with a radius of 1457.39 feet, with a chord bearing of North 34°51'27" West, with a chord length of 361.72 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence, North 26°22'07" East, a distance of 8.61 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence, North 44°28'39" West, a distance of 101.58 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence, South 15°11'08" West, a distance of 7.39 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence, North 43°58'44" West, a distance of 256.02 feet to the point of beginning of herein described land, having an area of 2,315,313.89 square feet or 53.15 acres more or less;

This description was taken from a ALTA/NSPS Land Title Survey, by Dale and Associates under project number 21141, revised dated of January 27, 2023, and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on January 27, 2023;

(Parcel 1, 2 & 3) Tract 1, 2 & 3
Being the same property conveyed to Stonewall Jackson and Stonewall Jackson, Jr., joint tenants with right of survivorship, by Quitclaim Deed, dated June 10, 2021, from Stonewall Jackson, a widower, as recorded in Instrument Number 20210615-0080792, R.O.D.C., TN;

(Parcel 4)
Being the same property conveyed to Ralph Wair, by Quitclaim Deed, dated July 16, 1986, from Elsie Wair Chippewa, Lucille Wair Waters, and A.E. Wair, as recorded in deed book 6970, page 693, R.O.D.C., TN;

(Parcel 5)
Being the same property conveyed to Ralph Michael Wair and wife, Lisa M. Wair, by Quitclaim Deed, dated June 10, 2002, from Ralph M. Wair Sr., (being and the same as Ralph E. Wair, Sr.), as recorded in instrument number 20020712-0084061, R.O.D.C., TN;

(Parcel 6)
Being the same property conveyed to Ralph M. Wair, by Executor's Quitclaim Deed, dated January 25, 2008, from Ralph M. Wair duly appointed Executor of the estate of Veatrice Campbell Wair, Deceased, as recorded in instrument number 20080318-0027310, R.O.D.C., TN;

(Parcel 7)
Being the same property conveyed to Ralph M. Wair, by Warranty Deed, dated May 7, 1990, from Juanita Wair Jackson and Husband, Stonewall Jackson, as recorded in deed book 8104, page 766, R.O.D.C., TN;