WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

LR-KRIS-22-2724

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1099611 **DEEDWARR**
02/09/2024 11:36:44 AM 12 pgs
Fees: $63.00 Taxes: $1,850.00

20240209-0009210

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
New Level Community Development Corporation The Rebecca James Company LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**070-02-0-014.00**
1112 Jefferson Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIANE PENTECOST, UNMARRIED AND CHARLES E. PENTECOST, JR, UNMARRIED AND ADAM E PENTECOST, UNMARRIED AND TINA WALLS PACK, UNMARRIED AND ANITA WALLS, UNMARRIED AND PEGGY WALLS, UNMARRIED AND RACHEL WIMLEY, UNMARRIED AND MARY JANE WALLS, UNMARRIED AND CHRISTOPHER ROBERT WALLS, UNMARRIED AND MARY WALLS, GUARDIAN FOR MIRANDA KAYE WALLS AND WILL CODY WALLS, UNMARRIED AND MICHAEL REESE, UNMARRIED AND HARLAN REESE, JR., UNMARRIED AND TONY REESE, UNMARRIED AND CARA ANN WALLS, UNMARRIED AND DAVID JOHN WALLS, MARRIED AND CODY DWAYNE HENDERSON, UNMARRIED AND ANTONIO LUIS CRUZ, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEW LEVEL COMMUNITY DEVELOPMENT CORPORATION, A TENNESSEE CORPORATION AND THE REBECCA JAMES COMPANY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 3 on the Plan of Sarah McIntosh Subdivision of the Hamilton Lands of record in Plat Book 332, Page 71, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Old Hamilton Road at the corner of Lots No. 2 and 3; thence with the line between said two lots North 67-1/2 degrees East 706.5 feet to the center line of an unarmed 40 foot road; thence with said center line Northwardly 119 feet; thence Westwardly 706.5 feet, more or less, to the center line of Old Hamilton Road; thence with said center line South 22-1/2 degrees East 159 feet to the beginning.

Being the same property conveyed to Charles Pentecost and Doris Pentecost and Vantis W. Moss, as tenants in Common by Warranty deed from Cumberland Bank of record in Book 8498, page 765, Register's Office for Davidson County, Tennessee, dated November 15, 1991 and recorded on December 02, 1991.

The said Vantis W. Moss, unmarried since having died intestate on June 10, 1999. She had no children, was predeceased by her parents. Her interest in the subject property vested in her brother Hubert Edwin Walls as her sole heir, as evidenced by affidavits of heirship of record in Instrument Number 20240209-0009189 and Instrument Number 20240209-0009190 in the Register's Office for Davidson County.

Hubert Edwin Walls, unmarried, having since died intestate on September 3, 2000 his interest in the subject property vested at death in: Doris Ann Pentecost, Tina Walls Pack (f.k.a. Tina Walls), Anita Walls, Peggy Walls, Rachel Wimbley, Garland Walls, Will Robert Walls, Lyndie Walls and Nettie Walls Reese as his heirs at law, as evidenced by affidavits of heirship of record in Instrument Number 20240209-0009191 and Instrument Number 20240209-0009192 in the

Register's Office for Davidson County.

Doris Ann Pentecost, married having since died intestate on September 30, 2006. Her interest in the subject property vested at her death in her husband, Charles E. Pentecost, and children Julianne Pentecost, Adam E. Pentecost. and Charles E. Pentecost, Jr as her heirs at law, as evidenced by affidavits of heirship of record in Instrument Number 20240209-0009193 and Instrument Number 20240209-0009194 in the Register's Office for Davidson County.

Charles E. Pentecost, unmarried having since died intestate on December 21, 2007. His interest in the subject property vested at death in Charles E. Pentecost, Jr., Julianne Pentecost and Adam E. Pentecost, as evidenced by affidavits of heirship of record in Instrument Number 20240209-0009195 and Instrument Number 20240209-0009196 in the Register's Office for Davidson County.

Lyndie Walls, unmarried, having since died intestate May 5, 2009. Her interest in the property vested at her death in Michael Reese and Harlan Reese, Jr. as her heirs at law, as evidenced by affidavits of heirship of record in Instrument Number 20240209-0009197 and Instrument Number 20240209-0009198 in the Register's Office for Davidson County.

Nettie Walls Reese, married having since died intestate October 24, 2020. Her interest in the property vested at death in her husband Tony Reese as her sole heir, as evidenced by affidavits of heirship of record in Instrument Number 20240209-0009199 and Instrument Number 20240209-0009200 in the Register's Office for Davidson County.

Will Robert Walls, married since having died intestate March 1, 2011. His interest in the property vested at death in his wife, Mary Jane Walls, and children Christopher Robert Walls, Mark Walls, Will Cody Walls, and Miranda Walls, as evidenced by Affidavit of Survivorship recorded in Instrument No. 20220908-0100895 in the aforesaid Register's Office. Miranda Kaye Walls being deemed legally incompetent and unable to make decisions for herself. Mary Walls joins in the execution of this Deed pursuant to duly appointed guardianship and "Order Approving Sale of Real Estate" in Case No. 16-H-00039-001 in the Logan District Court for the Commonwealth of Kentucky.

Garland Walls, unmarried having since died intestate on July 1, 2023. Her interest in the property vested at death in, David Walls, Cara Ann Walls, and Carolyn Jean Walls, as evidenced by affidavits of heirship of record in Instrument Number 20240209-0009203 and Instrument Number 20240209-0009204 in the Register's Office for Davidson County.

Carolyn Jean Walls, married having since died intestate June 17, 2017. Her interest in the property vested at death in, Cody Dwayne Henderson and Antonio Luis Cruz, as evidenced by affidavits of heirship of record in Instrument Number 20240209-0009205 and Instrument Number 20240209-0009206 in the Register's Office for Davidson County.

Further, being the same property conveyed to Juliane Pentecost, Charles E. Petecost, JR, Adam E. Pentecost, Tuna Walls Pack, Anita Walls, Peggy Walls, Rachel Wimbley, Mary Jane Walls, Christopher Robert Walls, Miranda Kaye Walls, Will Cody Walls, Michael Reese, Harlan Reese, Jr, Tony Reese, Cara Ann Walls, David John Walls, Cody Dwayne Henderson, and Antonio Luis Cruz, from Mark Walls by Quitclaim Deed of record in Instrument No. 20240209-0009207 in the Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Antonio Luis Cruz from Hector Luis Cruz, Jr. by Quitclaim Deed of record in Instrument No. 20240209-0009208 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 332, Page 71, Register's Office for Davidson County, Tennessee.
- Any deficiency of the property description contained in Schedule A, the failure of said description to adequately identify the land, or any claim thereof. The Company will not be liable for any loss, costs or damages, including attorneys' fees, resulting from any assertion that, due to an inadequate property description, either (1) any instrument vesting title or establishing the Insured mortgage is invalid or unenforceable, in whole or in part, or (2) the title is unmarketable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2724 Tucker Road, Nashville, Tennessee 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 gender.

Witness my/our hand(s) this the 16 DAY OF FEBRUARY, 2024.

Juliane Pentecost

Charles E. Pentecost, Jr

Adâm E Pentecost

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIANE PENTECOST, 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 official seal, this the 16 of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES E. PENTECOST, 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 official seal, this the 16 of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM E PENTECOST, 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 official seal, this the 16 of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

Christopher Robert Walls

Christopher Robert Walls

STATE OF Kentucky
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER ROBERT WALLS, 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 official seal, this the 2nd of February, 2024.

Scott Palmer Mason
Notary Public
My Commission Expires: 09-16-2024
(SEAL)

SCOTT PALMER MASON
NOTARY PUBLIC
ID KYNP15166
MY COMMISSION EXPIRES SEPTEMBER 16, 2024
COMMONWEALTH OF KENTUCKY

Tina Walls PACK
Tina Walls Pack

STATE OF Tennessee
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TINA WALLS PACK, 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 official seal, this the 2nd of February, 2024.

Notary Public
My Commission Expires: JUL 23 2024
(SEAL)

ROBERT BONNIFIELD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Michael Reese

Harlan Reese, Jr.

Tony Reese

Anita Walls

STATE OF Tennessee
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL REESE, 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 official seal, this the 2nd of February, 2024.

Notary Public
My Commission Expires: JUL 23 2024
(SEAL)

ROBERT BONNIFIELD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF Tennessee
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARLAN REESE, 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 official seal, this the 2nd of February, 2024.

Notary Public
My Commission Expires: JUL 23 2024
(SEAL)

ROBERT BONNIFIELD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF Tennessee
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONY REESE, 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 official seal, this the 2nd of February, 2024.

Notary Public
My Commission Expires: JUL 23 2024
(SEAL)

ROBERT BONNIFIELD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF Tennessee
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANITA WALLS, 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 official seal, this the 2nd of February, 2024.

Notary Public
My Commission Expires: JUL 23 2024
(SEAL)

ROBERT BONNIFIELD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Rachel Wimbley
~~Rachel Wimbley~~ Rachel Wimley

STATE OF IN
COUNTY OF Warren

Personally ~~appeared~~ Wimley KAS appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL ~~WIMBLEY~~, 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 official seal, this the 2 of February, 2024.

Notary Public
My Commission Expires: 04-30-25
(SEAL)

KELLIE A SALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DE KALB COUNTY

Cara Ann Walls

Antonio Luis Cruz

STATE OF IN
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARA ANN WALLS, 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 official seal, this the 2 of February, 2024.

Notary Public
My Commission Expires: 04-30-25
(SEAL)

KELLIE A SALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DE KALB COUNTY

STATE OF IN
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTONIO LUIS CRUZ, 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 official seal, this the 2 of February, 2024.

Notary Public
My Commission Expires: 04-30-25
(SEAL)

KELLIE A SALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DE KALB COUNTY

Mary Jane Walls
Mary Jane Walls

Will Cody Walls
Will Cody Walls

Mary Walls, Guardian for Miranda Kaye Walls

BY: Mary Walls, GUARDIAN FOR MIRANDA KAYE WALLS

STATE OF Kentucky
COUNTY OF Logan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY JANE WALLS, 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 official seal, this the 2nd of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

ARLENE MANDY HENLEY
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP49924
MY COMMISSION EXPIRES APRIL 28, 2026

STATE OF Kentucky
COUNTY OF Logan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILL CODY WALLS, 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 official seal, this the 2nd of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

ARLENE MANDY HENLEY
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP49924
MY COMMISSION EXPIRES APRIL 28, 2026

STATE OF Kentucky
COUNTY OF Logan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY JANE WALLS, GUARDIAN FOR MIRANDA KAYE WALLS, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

ARLENE MANDY HENLEY
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP49924
MY COMMISSION EXPIRES APRIL 28, 2026

Cody Dwayne Henderson

STATE OF FLORIDA
COUNTY OF FLAGLER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CODY DWAYNE HENDERSON, 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 official seal, this the 6th of FEB., 2024.

Notary Public
My Commission Expires: MAY 15, 2027
(SEAL)

GERARD BENJAMIN
Notary Public - State of Florida
Commission # HH 398387
My Comm. Expires May 15, 2027
Bonded through National Notary Assn.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Peggy Walls by TL Hinman as Fact
Peggy Walls by Paul Hinman, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared PAUL HINMAN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PEGGY WALLS and who acknowledged he/she/they executed the same as the free act and deed of the said PEGGY WALLS.

Witness my hand and official seal, this the 16 day of February, 2024.

Notary Public

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

David John Walls

STATE OF Florida
COUNTY OF Volusia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID JOHN WALLS, 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. PHYSICALLY PROVIDED FOLAS ID.

Witness my hand and official seal, this the 16th of FEBRUARY, 2024.

Notary Public DORIS E SHEPHERD
My Commission Expires: 2/26/2025
(SEAL)

DORIS E SHEPHERD
Notary Public - State of Florida
Commission # HH 58972
My Comm. Expires Feb 26, 2025