Karen Johnson Davidson County
Batch # 1160934 DEEDWARR
07/23/2024 11:30:59 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20240723-0055324

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF July, 20 24

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON 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
Nancy Spain LLC	SAME AS NEW OWNER	
(NAME)	(NAME)	08107051300
73 White Bridge Rd. Suite 103-176 (ADDRESS)	(ADDRESS)	
Nashville TN 37209 (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 Tennesee nonprofit corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy Spain LLC, a Tennessee limited liability company,** 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:

Being Lot No. 7 on the plan of Williams and Valentino's Subdivision of Lots 3 and 4 of the Woodard property, of record in Book 2, Page 33, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to New Level Community Development Corporation, by virtue of that certain Warranty Deed dated April 27, 2012, and being of record at Instrument No. 20120504-0038849 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved / unimproved x property, known as 1816 11th Ave N Nashville, TN 37208
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-EV-24-1816

Witness my hand this 19th day of July, 2024.

NEW LEVEL COMMUNITY DEVELOPMENT CORPORATION

By: Teresa Skipper, Executive Director

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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 himself to be the Executive Director of New Level Community Development Corporation, the within named bargainor, a Nonprofit Corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Executive Director.

WITNESS my hand and official seal at office this 19th day of July, 2024.

Notary Public

My Commission Expires: 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON