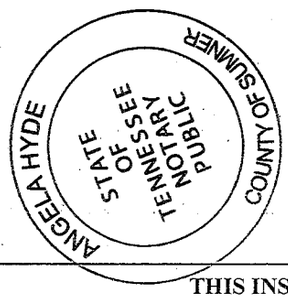
Karen Johnson Davidson County
Batch# 1228685 DEEDWARR
01/22/2025 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250122-0004712

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF January, 2025

Notary Public

MY COMMISSION EXPIRES: 10-24-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Mariana Vasyltsova	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 1918 16th Ave. North	(NAME) SAME	081070E00200CO
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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 Non-Profit Corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Mariana Vasyltsova, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit B on the plan of 1918 16th Avenue North Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20070927-0115002, amended in Instrument No. 20071207-0141611, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 1918 16th Avenue North Townhomes, as shown as an attached Exhibit "A" of the Master Deed of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to NEW LEVEL COMMUNITY DEVELOPMENT CORPORATION, A TENNESSEE NON-PROFIT CORPORATION, by deed from EPANDCO HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20110804-0060203, dated July 29, 2011, said Register's Office.

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

This is improved x property, known as 1918 16th Ave N Nashville, TN 37208 (unimproved _)
(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 8 day of January, 2025.

NEW LEVEL COMMUNITY DEVELOPMENT CORPORATION

Teresa Skipper, EXECUTIVE DIRECTOR
By: Teresa Skipper, Executive Director

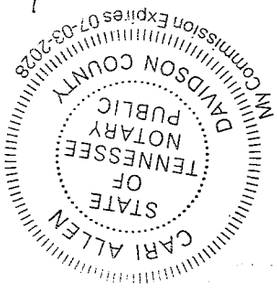
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 herself to be **Executive Director** of **NEW LEVEL COMMUNITY DEVELOPMENT CORPORATION,** and that she as such **Executive Director**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **NEW LEVEL COMMUNITY DEVELOPMENT CORPORATION**, in her capacity as **Executive Director**.

WITNESS my hand and official seal at office this 8 day of January, 2025.

Notary Public

My Commission Expires: 7-3-28



Tennessee Certification of Electronic Document

I, Abby Wadward, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1-8-2025 (date of document).

Affiant Signature

1-21-2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of January, 2025.

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES: 10/24/28