Karen Johnson Davidson County
Batch# 1411834 DEEDWARR
04/27/2026 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20260427-0036439

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF April, 20 26.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

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
New Level Community Development Corporation Be A Helping Hand Foundation	NewOwner	
(NAME)	(NAME)	
1112 Jefferson St.		17500015500
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(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, **The Estate of Mortie Q Dickens** . HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **New Level Community Development Corporation, a Tennessee corporation and Be A Helping Hand Foundation, a Tenneessee corporation** , 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:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Registered Land Surveyor, Tennessee No. 605-309, dated April 26, 1984, as follows:

Beginning at a point in the northeasterly margin of Murfreesboro Pike located (1) south 44° 45' east 1,650 feet, more or less, along said margin from the interesectionthereof with the easterly marginof Old Hickory Boulevard and (2) south 44° 45' east 213.0 feet along said margin from an iron pipe at the most westerly corner of the property conveyed to William T.Oden and wife, Louise S. Oden, by deed from Felix H. Oden and wife, Margaret E. Oden, recorded in Book 3247 at page 449 in the Register's Office for said County; thence leaving said margin, north 35° 45' east 350.5 feet, north 27 ° 28' east 318.3 feet, north 5° east 177.0 feet and south 83° 22' east 297.31 feet to the centerof an unimproved roadway; thence with the center of said roadway south 5° 00' west 177.0 feet; thence leaving said roadway north 83° 22' west 62.5 feet, south 27° 38' west 472.1 feet and south 35° 45' west 350.5 feet to the northeasterly margin of Murfreesboro Pike; thence with said northeasterly margin north 44° 45' west 230.0 feet to the point of beginning, containing 5.02 acres, more or less.

Being the same property conveyed to Mortie Q. Dickens, by virtue of that certain Quit Claim Deed dated July 28, 1986, and being of record at Book 6943, Page 855 in the Register's Office of Davidson County, Tennessee. Mortie Q. Dickens having passed on/or about November 15, 2022.

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.

unimproved
This is improved x property, known as 4046 Murfreesboro Pike Antioch, TN 37013
(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 24th day of April, 2026.

The Estate of Mortie Q Dickens

Laura Dickens, Personal Representative

Laura Dickens, Personal Representative

STATE OF Tennessee
COUNTY OF Rutherford

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, Laura Dickens, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Personal Representative of the Estate of Mortie Q Dickens, the within named bargainor and that as Personal Representative, executed the foregoing instrument for the purpose therein contained, by signing as Personal Representative for the Estate of Mortie Q Dickens.

WITNESS my hand and official seal at office this 24th day of April, 2026.

Matt Deckard

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A Mason, 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 4/24/24.

Holly A

Affiant Signature

4/24/24

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 24 day of April, 20__.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2024