WARRANTY DEED

Karen Johnson Davidson County
Batch# 1411906 DEEDWARR
04/27/2026 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20260427-0036593

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-7-2029

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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	NEW OWNERS	
(NAME) P.O. BOX 218430	(NAME)	17500005400
(ADDRESS) Nashville, TN 37221	(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, **Christina Mason, Trustee of the Louise Cooper TN Real Estate Trust dated December 30, 2020** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **New Level Community Development Corporation, and Be A Helping Hand Foundation** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a part of Lots 11, 12, 13, 14, 15, 16 and all of Lot 13 on the Plan of Cimarron Subdivision of the Isaac Whitworth property, not of record. BEGINNING at the Southeast corner of the tract herein conveyed, the Southeast corner of Lot 13, th Northeast corner of the tract sold by W. H. Tucker to A. S. Roberson an iron pipe in the ditch about 100 feet North of the present center line of the Murfreesboro Road; thence North 87 deg. 48 feet West (formerly South 86 3/4 deg. West) passing an old iron pipe in the fence at 75.3 feet in all 121.8 feet to the present center line of the Murfreesboro Road; thence North 47 deg. 33 feet West with the center line of the Murfreesboro Road; passing the fronts of Lots 13, 12 and into the front of Lot 11, in all 379.3 feet, a corner with Oden; thence leaving the Murfreesboro Road, North 32 eg. 49 feet East with Oden's line, passing an iron pipe in the fence at 31 feet, passing an iron pipe at 185.4 feet, in all 380.5 feet to an iron pipe, a corner with Oden; thence continuing with Oden's line North 24 deg. 30 feet East (magnetic 1953) passing an iron pipe at 270.7 feet, in all 472.1 feet to an iron pipe; a corner with Oden; thence South 86 deg. 30 feet East with Oden 62.5 feet to an iron pipe in the old road; thence South 3 deg. 35 feet West (formerly South 3 3/4 deg. East) along and about the center line of an abandoned road, passing iron pipes at 299.7 feet and 654.8 feet, in all 1,008.0 feet to the BEGINNING, containing 5.1 acres, more or less.

Being the same property conveyed to Christina Mason, Trustee of the Louise Cooper TN Real Estate Trust dated December 30, 2020, by virtue of that certain Warranty Deed dated December 30, 2020, and being of record at Instrument No. 20210120-0008247 in the Register's Office of Davidson County, Tennessee.

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 unimproved _ improved x property, known as 4060 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.

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Witness my hand this 24th day of April, 2026.

Christina Mason, Trustee of the Louise Cooper TN Real Estate Trust dated December 30, 2020

Christina Mason, Trustee

By: Christina Mason, Trustee

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Christina Mason with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the Louise Cooper TN Real Estate Trust dated December 30, 2020, to execute this instrument on behalf of the Louise Cooper TN Real Estate Trust dated December 30, 2020.

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

Notarized online using audio-video communication

Matt Deckard

Notary Public
My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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.

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: 9/7/2026