WARRANTY DEED

Karen Johnson Davidson County
Batch# 1442527 DEEDWARR
07/06/2026 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20260706-0060539

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF June, 2026

Notary Public

MY COMMISSION EXPIRES: 11-5-29

(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
Felix Yordani Vargas Fajardo & Oriana Jose Lopez Perez	New Owners	
(NAME) 1631 Arthor Avenue	(NAME)	081-12-0-08700
(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 Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTOR(S), **HAS** BARGAINED AND SOLD, AND BY THESE PRESENTS **DOES** TRANSFER AND CONVEY UNTO **Felix Yordani Vargas Fajardo and Oriana Jose Lopez Perez, husband and wife,** 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 Davidson County, Tennessee, being Lot No. 372, on the Plan of McGavock's Addition to North Nashville, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to New Level Community Development Corporation Inc., a Corporation by Deed dated October 17, 2011 from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee RAMP 2003RZ3, recorded October 31, 2011, in Instrument Number 20111031-0084448, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved x property, known as 1631 Arthur Avenue, Nashville, TN 37208

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 23rd day of June, 2026.

New Level Community Development
Corporation Inc., a Corporation

By: Executive Director
Terri Skipper, Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, J Kaye Clark of the state and county mentioned, personally appeared Terri Skipper, Executive Director of New Level Community Development Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Executive Director of New Level Community Development Corporation, the within named bargainor, a Corporation, and that such Terri Skipper, Executive Director of New Level Community Development Corporation as such Executive Director, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Executive Director.

Witness my hand and seal, at office in Nashville TN this 23 day of June, 2026.

J Kaye Clark
Notary Signature

Printed Name: J Kaye Clark

My commission expires: 9.5.2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/23/24 (date of document).

Connie Taylor
Affiant Signature

6/23/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY