WARRANTY DEED

Karen Johnson Davidson County
Batch# 1453067 DEEDWARR
07/31/2026 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $3,105.78
20260731-0070931

File #26-TL-2011-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $839,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Center For Contemplative Justice	**New Owner**	
(NAME)	(NAME)	**104 11 0 365.00**
PO Box 91062		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

HELEN TYSON, A WIDOW,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CENTER FOR CONTEMPLATIVE JUSTICE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 21 on the plat of FAIRFAX PLACE, BLOCK 5, as of record in Plat Book 547, Pages 137 & 138, Register's office for Davidson County, to which plat reference is made for a more complete description of said lot.

And further convey the Southerly 1/2 of Lot No. 20 of BLOCK 5 on the Map of FAIRFAX PLACE, as of record in Plat Book 547, Pages 137 & 138 said Register's office.

Said part of Lot No. 20 fronts 38 feet on the Westerly margin of Natchez Trace and runs back between lines measuring 171.2 feet, more or less on the North and 172.8 feet more or less on the South to a line in the rear measuring 38 feet thereon.

Being the same property conveyed to Jack Tyson and wife, Helen Tyson, by Warranty Deed from Larry A. Bradley, unmarried, of record in Book 6081, Page 516, in the Register's Office of Davidson County, Tennessee, dated June 23, 1983, and recorded on June 24, 1983.

Further being the same property conveyed to Jack Tyson, Trustee of the Jack Alexander Tyson Revocable Trust established on January 19, 2006, and Helen Tyson, Trustee of the Helen Doxey Tyson Revocable Trust established on January 19, 2006, by Quitclaim Deed from Jack Tyson and Helen Tyson, of record in Instrument No. 20060316-0030241, in the Register's Office of Davidson County, Tennessee, dated March 09, 2006, and recorded on March 16, 2006.

Further being the same property conveyed to Jack Tyson and wife, Helen Tyson, by Quitclaim Deed from Jack Tyson, Trustee of the Jack Alexander Tyson Revocable Trust Established on January 19, 2006, and Helen Tyson, Trustee of the Helen Doxey Tyson Revocable Trust established on January 19, 2006, of record in Instrument No. 20140108-0001871, in the Register's Office of Davidson County, Tennessee, dated December 23, 2013, and recorded on January 08, 2014. The said Jack Tyson died on November 25, 2025, leaving Helen Tyson as surviving tenant by the entirety. The said Helen Tyson is one and the same as Helen Doxey Tyson.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK 5, FAIRFAX PLACE, as recorded in Plat Book 547, Page(s) 137 & 138.
* Easement for Utility, recorded in Book 777, Page 433 and Book 834, Page 679.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2011 Natchez Trace, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th day of July, 2026.

Helen Tyson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2026, before me personally appeared Helen Tyson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Tammy Carney,** 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 this the 30 day of July, 2026.

Affiant Signature

Date 7.30.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

