WARRANTY DEED

Karen Johnson Davidson County
Batch# 775030 **DEEDWARR**
12/16/2021 01:42:50 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00

20211216-0166534

LR-SB-HHF-21-1814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Be A Helping Hand Foundation	**Same**	
(NAME) **827 W McKennie Ave**	(NAME) **Same**	**081-15-0-138.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Same**	
(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, **RUSHIE MOODY, JEFFERY TAYLOR, MAXWELL TAYLOR, CHARLIE TAYLOR, MICHAEL TAYLOR, LIGGETT SPEAR WILLIAMS, ALMETA BRIETTA TAYLOR, AND MATTHEW TAYLOR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BE A HELPING HAND FOUNDATION, A TENNESSEE NONPROFIT CORPORATION,** 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. 58 in J.M., T.J., and C.W. Harding's Plan of Lots, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 50 feet on the Northerly side of Underwood, formerly Passaic Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Almeta M. Taylor (unmarried) by Warranty deed from Zilphia J. Bailey, individually and as attorney-in-fact for Clifton Hunt and Terryl Hunt of record in Book 5636, page 845, Register's Office for Davidson County, Tennessee, dated August 01, 1980 and recorded on August 14, 1980 and Re-Recorded in the Warranty Deed in Book 5692, Page 117. Being also known as 1814 Underwood St Nashville, Tennessee 37208.

Almeta M. Taylor, having since died on April 13, 2012, and subject property having vested in Rushie Moody, Jeffery Taylor, Maxwell Taylor, Charlie Taylor, Michael Taylor, Liggett Spear Williams, Almeta Brietta Taylor, and Matthew Taylor, as her sole heirs at law pursuant to Order for Intestate Administration, entered 1/31/2013, Case No. 13p-147, Probate Court, Davidson County, Tennessee and Affidavits of Heirship recorded in the Instrument No: 20211216- and Instrument No: 20211216-0166533 Register's Office for Davidson County, Tennessee. 0166532

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1814 Underwood St, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns in fee simple 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 15th DAY OF NOVEMBER, 2021.

Heirs and beneficiaries of The Estate of Almeta M. Taylor, deceased

Rushie Moody by Jeffery Taylor Attorney-in-Fact
Rushie Moody by Jeffery Taylor, Attorney-in-Fact

Jeffery Taylor

Maxwell Taylor

Charlie Taylor

Michael Taylor

Liggett Spear Williams

Matthew Taylor

Almeta Brietta Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFERY TAYLOR, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RUSHIE MOODY, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 12th of November, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFERY TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAXWELL TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLIE TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LIGGETT SPEAR WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

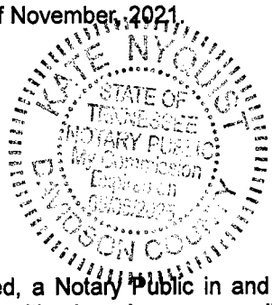


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

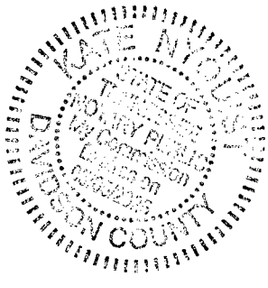


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALMETA BRIETTA TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212