Karen Johnson Davidson County
Batch# 889890 DEEDWARRSP
07/15/2022 02:39:08 PM 5 pgs
Fees: $28.00 Taxes: $1,065.60
20220715-0081606

This Instrument Prepared By:
Hannah K.V. Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
New Wave Development LLC PO Box 330464 Nashville, TN 37203	New Wave Development LLC PO Box 330464 Nashville, TN 37203	081 07 0 171.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Eighty Eight Thousand and No/100 Dollars ($288,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 14 day of July, 2022.

Notary Public

My Commission Expires: 9/2/2024

ZOE MUSSELMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

For and in consideration of the sum of Two Hundred Eighty Eight Thousand and No/100 Dollars ($288,000.00), the receipt and sufficiency of which are hereby acknowledged, BE A HELPING HAND FOUNDATION, a Tennessee nonprofit corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto NEW WAVE DEVELOPMENT LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 1716 St. Louis Street, Nashville, TN 37208.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming title against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 14 day of July, 2022.

GRANTOR:
BE A HELPING HAND FOUNDATION,
a Tennessee nonprofit corporation

By: _____
Mark Wright, Executive Director

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Zoe Musselman, a Notary Public of said County and State, personally appeared Mark Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Executive Director of BE A HELPING HAND FOUNDATION, the within named bargainor, a Tennessee nonprofit corporation, and that he as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Director.

Witness my hand and seal, at Office in Davidson Co., Tennessee, this 14 day of July, 2022.

_____
Notary Public

My Commission Expires: 9/2/2024

ZOE MUSSELMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of George Shields 2nd Addition to North Nashville, as of record in Book 57, Page 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed to Be a Helping Hand Foundation, a Tennessee corporation by Warranty Deed from Ricky L. Patton, of record as Instrument No. 20110808-0060882, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments for the year 2022 and subsequent years.

2. Matters shown on the Plan of record in Book 57, Page 146, said Register's Office.

3. Declaration of Restrictive Covenants of record as Instrument No. 20110808-0060883, as amended by Instrument No. 20170321-0027428, in the Register's Office for Davidson County, Tennessee.