Karen Johnson Davidson County
Batch# 895737 DEEDWARR
07/28/2022 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220728-0086295

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00.**

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 27TH DAY OF JULY, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-17-2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2047

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Be A Helping Hand Foundation 827 West McKennie Ave. Nashville, TN 37206	New Owner	081-03-0-193.00

For and in consideration of the sum of Two Hundred Fifty Thousand And 0/100 ($250,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

NEW WAVE DEVELOPMENT, LLC, a Tennessee Limited Liability Company

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

BE A HELPING HAND FOUNDATION

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, Being Lot No. 14 on the Plan of J.C. Owens Buena Vista Plans of record in Book 57, page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to New Wave Development LLC, a Tennessee limited liability company by Warranty Deed from Phillip Wright, married, dated June 11, 2020, recorded on June 18, 2020, in Instrument No. 20200618-0063886, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 2126 14th Ave. N., 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 GRANTEE(S), their heirs and/or 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/or 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 gendersWitness our/my hand on the 27th day of July, 2022.

New Wave Development, LLC

BY: _____

Belinda R. Wright, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

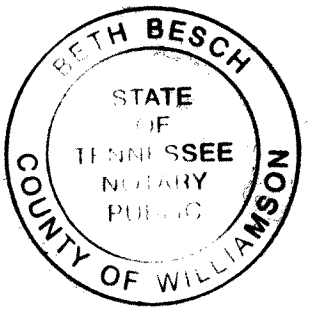
Before me, the undersigned, of the state and county aforesaid, personally appeared Belinda R. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the of New Wave Development, LLC, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as New Wave Development, LLC.

Witness my hand and official seal this 27th day of July, 2022.

_____

Notary Public

My Commission Expires: 3-17-2024



Certificate of Authenticity

I, Kimberly Hollingshead, 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 7-27-2022

Kimberly Hollingshead, Esq.

July 27, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27th day of July, 2022.

Notary Signature

My Commission Expires 3-17-2024

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON