WARRANTY DEED

Karen Johnson Davidson County
Batch# 937735 DEEDWARR
11/03/2022 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $933.21
20221103-0118763

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$252,220.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF November, 20 22

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: THE HOUSING FUND, INC.	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBERS
(NAME) PO Box 281345	(NAME)	081-11-0-380.00
(ADDRESS) Nashville TN 37228	(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, **Be A Helping Hand Foundation, a Tennessee Nonprofit Corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **THE HOUSING FUND, INC.**, a Tennessee nonprofit corporation, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 the Northerly 37 1/2 feet of the Southerly 50 feet of Lot No. 275 on the Plan of D. T. McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot front 37 1/2 feet on the Westerly side of Fourteenth Avenue North (formerly Alberta Avenue), and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Be A Helping Hand Foundation, a Tennessee Corporation by Warranty deed from Gregory Pollard, married of record in Instrument No. 20140127-0007226 Register's Office for Davidson County, Tennessee, dated January 23, 2014 and recorded on January 27, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No 20140127-0007229 in the Register's office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1613B 14th Ave N Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 1st day of November, 2022.

Be A Helping Hand Foundation

By: Mark Wright, Executive Director

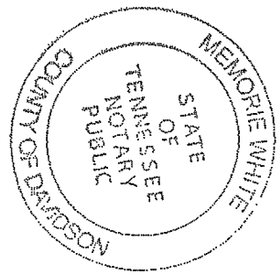
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, 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 Executive Director of **Be A Helping Hand Foundation** the within named bargainer, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **Be A Helping Hand Foundation** by himself as Executive Director.

WITNESS my hand and official seal at office this 1st day of November, 2022.

Notary Public

My Commission Expires: 3.3.2025



Certificate of Authenticity

I, Holly A. Mason, 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 ~~October~~ November 1, 2022.

Affiant Signature

11/1/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of ~~October~~ November, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022