WARRANTY DEED

Karen Johnson Davidson County
Batch# 992659 DEEDWARR
04/17/2023 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20230417-0027713

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF April 2023

Notary Public

MY COMMISSION EXPIRES: 3.2.2025 (AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 372

ADDRESS NEW OWNER(S) AS FOLLOWS: THE HOUSING FUND. INC.	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	049-15-0A-010.00-CO
50 Vantage Way #201 (ADDRESS)	50 Vantage Way #201 (ADDRESS)	
Nashville TN 37228 (CITY) (STATE) (ZIP)	Nashville, TN 37228 (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 Non-Profit 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 Non-Profit 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 Lot(s) 209-A, as shown in Declaration of Covenants Conditions and Restrictions and By-Laws for Flint Ridge Homes, of record as Instrument No. 20070124-0009978, and Surveyors Certificate of Correction recorded in Instrument No. 20190319-0025018 and Instrument No. 20220810-0090975, Register's Office for Davidson County, Tennessee, and as depicted on the Site Plan for Flint Ridge Homes, being Exhibit "C" of said Declaration of Covenants Conditions and Restrictions for Flint Ridge Homes, all of record in Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Be A Helping Hand Foundation, a Tennessee Non-Profit Corporation by Warranty deed from Epandco Holdings, LLC, a Delaware Limited Liability Company of record in Instrument No. 20110804-0060194 Register's Office for Davidson County, Tennessee, dated July 28, 2011 and recorded on August 04, 2011.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, Tennessee and at Instrument No 20110804-0060199 in said Register's office, Tennessee, 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 209 Flint Ridge Ct. Whites Creek, TN 37189
(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 13th day of April, 2023.

Be A Helping Hand Foundation

Executive Director

By: Mark Wright, Executive Director

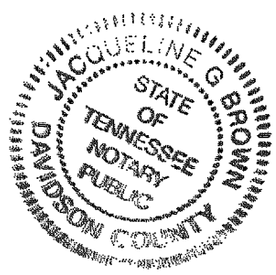
STATE OF TENNESEE
COUNTY OF DAVIDSON

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, a Tennessee Non-Profit Corporation** the within named bargainer, and that he as such **Executive Director,** 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 13th day of April, 2023.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25



Certificate of Authenticity

I, Holly A Meason, 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 4/13/23.

Affiant Signature

4/13/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of April, 2023

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/25