Karen Johnson Davidson County
Batch# 997885 DEEDWARRSP
05/01/2023 10:38:30 AM 6 pgs
Fees: $33.00 Taxes: $1,073.00
20230501-0031862

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.
Be A Helping Hand Foundation	Be A Helping Hand Foundation	
827 W. McKennie Avenue	827 W. McKennie Avenue	081 03 3G 001.00 CO
Nashville, TN 37203	Nashville, TN 37203	081 03 3G 002.00 CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Ninety Thousand and No/100 Dollars ($290,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of May, 2023.

Notary Public

My Commission Expires: 11/2/2026

KEATON WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

KEATON WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-

For and in consideration of the sum of Two Hundred Ninety Thousand and No/100 Dollars ($290,000.00), the receipt and sufficiency of which are hereby acknowledged, NEW WAVE DEVELOPMENT LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto BE A HELPING HAND FOUNDATION, a Tennessee nonprofit corporation ("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 2124 A 14th Avenue North, Nashville, TN 37208 and 2124 B 14th Avenue North, 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 1st day of May, 2023.

GRANTOR:

NEW WAVE DEVELOPMENT LLC, a Tennessee limited liability company

By: Belinda R. Wright
Name: Belinda R. Wright
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Keaton Wilson, a Notary Public of said County and State, 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 President of NEW WAVE DEVELOPMENT LLC, the within named bargainor, a Tennessee limited liability company, and that she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as President.

Witness my hand and seal, at Office in Davidson County, this 1st day of May, 2023.

K. Wilson
Notary Public

My Commission expires: 11/2/2026

KEATON WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

EXHIBIT A
PROPERTY DESCRIPTION

Being Units A and B, together with the appurtenant interest in the limited common elements as set forth in the Declaration of Covenants, Conditions and Restrictions for Homes at 2124 14th Avenue North, a Horizontal Property Regime with Private Elements recorded as Instrument No. 20170814-0083373, in the Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to New Wave Development, LLC, a Tennessee limited liability company by Deed from Mark A. Wright and Belinda R. Wright, husband and wife, dated March 25, 2022 and recorded as Instrument No. 20220328-0035514, in the Register' s Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

2. Matters shown on the Plan of record in Book 57, Page 26, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions for Homes at 2124 14th Avenue North, A Horizontal Property Regime with Private Elements, of record as Instrument No. 20170814-0083373, said Register's Office.

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or the custodian of the original Special Warranty Deed 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 May 1, 2023.

Affiant Signature

5/1/23
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of May, 2023.

Notary's Signature

My Commission Expires: 11/2/2026

Notary Seal

