Karen Johnson Davidson County
Batch# 1035602 DEEDWARR
08/07/2023 03 14 03 PM 2 pgs
Fees $13 00 Taxes $710 40

20230807-0061145

WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DM-HH-23-1822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 10/2/23 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Tod McDowell and Rachel McDowell	NEW OWNER	
(NAME)	(NAME)	**050020G00100CO**
3511 Refuge Trail		
(ADDRESS)	(ADDRESS)	
Thompsons Station, TN 37179		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HELPING HANDS SUPPORT, INC., A GEORGIA 501(C)3 CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TOD MCDOWELL AND RACHEL MCDOWELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit No 1820 on the Plan of Townhomes at 1820 Westchester, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No 20220419-0045100, 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 part of the same property conveyed to Benjamin Power Dubose, married, by Warranty Deed from Hubert L Bell, Jr and Silka Bell, husband and wife, of record in Instrument No 20181203-0117856, in the Register's Office for Davidson County, Tennessee, dated November 27, 2018, and recorded on December 03, 2018

Being the same property conveyed to Helping Hands Supportive, Inc , a George Corporation, by Quit Claim Deed from Benjamin Power Dubose, of record in Instrument No 20230109-0001771, in the Register's Office for Davidson County, Tennessee, dated December 22, 2022, and recorded on January 09, 2023

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Willow Creek, as recorded in Plat Book 5200, Page(s) 631
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20220419-0045100
- Covenants, Conditions and Restrictions as set forth in Covenants and Restriction for Willow Creek Subdivision, Section I recorded in Book 6217, Page 956
- Covenants, Conditions and Restrictions as set forth in Covenants and Restriction for Willow Creek Subdivision, Section 3 recorded in Book 6620, Page 858
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in 20141230-0118838
- Easement of record at Book 6081, Page 368
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1820 Westchester Drive, Nashville, Tennessee 37207**

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 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 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/our hand(s) this the 1st DAY OF AUGUST, 2023

Helping Hands Support, Inc , a Georgia 501(C)3 Corporation

BY _____
Bryan Green
Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared BRYAN GREEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AGENT of HELPING HANDS SUPPORT, INC., A GEORGIA 501(C)3 CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AGENT

Witness my hand and official seal, this the 1st of August, 2023

_____
Notary Public
My Commission Expires 11/27/2026
(SEAL)

TIFFANIE BARNETT
Notary Public, State Of Florida
Commission No HH 335219
My Commission Expires 11/27/2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212