Karen Johnson Davidson County
Batch# 1127874 DEEDWARR
04/26/2024 02:05:30 PM 6 pgs
Fees: $33.00 Taxes: $1,219.15
20240426-0030520

This Instrument Prepared By:
Hannah K.V. Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
Be A Helping Hand Foundation 827 W. McKennie Ave Nashville, TN 37206	Be A Helping Hand Foundation 827 W. McKennie Ave Nashville, TN 37206	081-11-0-301.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Twenty Nine Thousand Five Hundred and 00/100 Dollars ($329,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 26th day of April, 2024.

Notary Public

My Commission Expires: 11/2/2026

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

For and in the consideration of the sum of Three Hundred Twenty Nine Thousand Five Hundred and 00/100 Dollars ($329,500.00), the receipt and sufficiency of which are hereby acknowledged, MARK A. WRIGHT and BELINDA R. WRIGHT, husband and wife ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto BE A HELPING HAND FOUNDATION, a Tennessee nonprofit corporation ("Grantee"), its successors and assigns, a certain tracts or parcels of land in Davidson County, State of Tennessee, together with all improvements, buildings, and structures located thereon, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 1627 16th Avenue North, Nashville, Tennessee 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 forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

Witness my hand this 26th day of April, 2024.

GRANTORS:

MARK A. WRIGHT

BELINDA R. WRIGHT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, MARK A. WRIGHT and BELINDA R. WRIGHT, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, TN, this 26th day of April, 2024.

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

Land in Davidson County, Tennessee, being the southerly half of Lot 344, as shown on the map entitled the Plan of McGavock, Wetmore and Others' Second Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 344 fronts 50 feet on the westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley.

Being the same property as conveyed to Mark A. Wright and Belinda R. Wright, husband and wife, by deed from Tennessee Regional Holding Company, LLC, a Tennessee limited liability company, of record as Instrument No. 20140624-0055243, dated June 17, 2014, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
2. Rights and claims of parties in possession.
3. Matters shown on the Plan of record in Book 21, Page 41, 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 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 April 26, 2024.

Affiant Signature

4/26/24
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of April, 2024.

K. Wilson
Notary's Signature

My Commission Expires: 11/2/2026

Notary Seal

