Karen Johnson Davidson County
Batch# 1183333 DEEDWARRSP
09/18/2024 12:16:30 PM 6 pgs
Fees: $33.00 Taxes: $1,953.60
20240918-0072389

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 827 W. McKennie Avenue Nashville, TN 37203	Be A Helping Hand Foundation 827 W. McKennie Avenue Nashville, TN 37203	08112038900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Twenty Eight Thousand and 00/100 Dollars ($528,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of September, 2024.

Notary Public

My Commission Expires: 11/2/2026

KEATON WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2

For and in consideration of the sum of Five Hundred Twenty Eight Thousand and 00/100 Dollars ($528,000.00), the receipt and sufficiency of which are hereby acknowledged, **MORGANN BROWN**, an individual residing in the State of Tennessee ("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, 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 1412 10th 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 18th day of September, 2024.

GRANTOR:

MORGANN BROWN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Keaton Wilson, a Notary Public of said County and State, **MORGANN BROWN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in the aforesaid county and state, this 18th day of September, 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 northerly 16-2/3 feet of Lot No. 147, and the southerly 16-2/3 feet of Lot No. 148, as shown on the map entitled Plan of McGavock's Town, North Nashville, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said portions of said Lots adjoin and front together 33-1/3 feet on the easterly side of 10th Avenue North, formerly Polk Street, and extend back between parallel lines, 150 feet to an alley.

Being the same property conveyed to ALICE HUNTER, by deed from JAMES LOUIS BROWN, of record in Book 4396, page 342, dated February 6, 1970, said Register's Office.

ALICE HUNTER conveyed said property to JAMES LOUIS BROWN, by Quitclaim Deed of record in Book 10893, page 867, dated April 14, 1998, said Register's Office.

JAMES LOUIS BROWN, UNMARRIED, further conveyed said property to MORGANN BROWN, UNMARRIED, by Quitclaim Deed of record as Instrument No. 20070216-0019974, dated February 16, 2007, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments for 2024 and subsequent years; and

2. Matters shown on the Plan of record in Book 21, Page 23, 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 September 18, 2024.

Affiant Signature

9/18/24
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18 day of September, 2024.

Notary's Signature

My Commission Expires: 1/24/28

Notary Seal

