WARRANTY DEED

Karen Johnson
Batch # 1441904
07/02/2026 03:30:48 PM
Fees: $13.00 Taxes: $1,017.50

Davidson County
DEEDWARR
2 pgs

20260702-0060045

S-HF-26-1611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 07/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

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)
Three Two Beamz LLC	**Same As New Owner**	
(NAME)	(NAME)	**081 11 0 378.00**
315 Deadrick St Ste 1550		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37238		
(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, **BE A HELPING HAND FOUNDATION, A TENNESSEE NON-PROFIT CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THREE TWO BEAMZ LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 part of Lot No. 274 in MCGAVOCK & WETMORE'S ADDITION TO NORTH NASHVILLE, Tennessee, a plan of which is of record in Plat Book 21, page 41, Register's Office for Davidson County.

Said part of Lot No. 274 being the northerly 37 1/2 feet of the southerly 75 feet of said lot, and fronts 37 1/2 feet on the westerly margin of Fourteenth Avenue, North (formerly Alberta Avenue), and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Be A Helping Hand Foundation, a Tennessee non-profit corporation, by Quitclaim Deed from Metropolitan Development & Housing Agency, of record in Instrument No. 20120831-0078814, in the Register's Office of Davidson County, Tennessee, dated August 24, 2012 and recorded on August 31, 2012. (Value or consideration as shown in the aforementioned deed is $10.00).

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D T MCGAVOCK AND OTHERS ADDITION, as recorded in Plat Book 21, Page(s) 41.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20121219-0116996.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1611 14th Ave N, Nashville, Tennessee 37208**.

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 29th DAY OF JUNE, 2026.

Be A Helping Hand Foundation

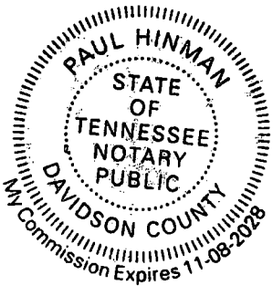
BY: _____
Mark Wright
Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, 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 such person to be the EXECUTIVE DIRECTOR of BE A HELPING HAND FOUNDATION, 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 EXECUTIVE DIRECTOR.

Witness my hand and official seal, this the 29th of June, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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