Karen Johnson Davidson County
Batch # 1455914 DEEDWARR
08/05/2026 01:30:51 PM 5 pgs
Fees: $28.00 Taxes: $654.90
20260805-0072135

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	081-07-0-347.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Seventy Seven Thousand and 00/100 Dollars ($177,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 4th day of August, 2026.

Notary Public

LESLEY FELTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 01/30/29

For and in the consideration of the sum of One Hundred Seventy Seven Thousand and 00/100 Dollars ($177,000.00), the receipt and sufficiency of which are hereby acknowledged, MARK A. WRIGHT and BELINDA R. WRIGHT, a married couple ("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 1823 12th 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 4th day of August, 2026.

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 Tennessee, this 4th day of August, 2026.

Notary Public

My Commission Expires: 01/30/29

LESLEY FELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 88, as shown on the map entitled the Plan of Cephas Woodard Subdivision of Lot Numbers 5 and 6 of the Woodard Property, of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property as conveyed to Mark A. Wright and Belinda R. Wright, a married couple, by Deed from Be A Helping Hand Foundation, a Tennessee non-profit corporation, of record as Instrument No. 20151202-0121585, dated November 30, 2015, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
2. Matters shown on the Plan of record in Plat Book 161, Page 174, said Register's Office.