WARRANTY DEED

Karen Johnson Davidson County
Batch# 601504 DEEDWARR
03/26/2021 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.13
20210326-0040370

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $564,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: TCW-21-505-Sale

MY COMMISSION EXPIRES: APRIL 16, 2022

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore Kieffer	NEW OWNER	090-12-1A-002.00 CO
(NAME) Theodore Kieffer 505 Nall ~~Ave~~ Nashville TN 37209	(NAME) Theodore Kieffer 505 Nall Ave Nashville TN 37209	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **THE BECANNI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **THEODORE KIEFFER, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2, established pursuant to the Declaration of Protective Covenants Conditions and Restrictions for The Becanni, a Townhouse Planned Unit Development, of record in Instrument No. 20191212-0128228, as amended in Instrument Nos. 20200117-0006311, 20200710-0075567 and 20201104-0129388, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B"(as it was revised) to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description thereof.

Being a part of the same property conveyed to The Becanni, LLC, a Tennessee limited liability company, by Special Warranty Deed from Michaels Real Estate, LLC, a Tennessee limited liability company, dated January 22, 2018, recorded January 25, 2018, in Instrument No. 20180125-0008013, in the Register's Office of Davidson County, Tennessee. ALSO being part of the same property conveyed to The Becanni, LLC, a Tennessee limited liability company by Warranty Deed from Bonnie R. Varnie, married (joined by her spouse, Todd K. Varney), dated January 22, 2018, recorded January 25, 2018, in Instrument No. 20180125-0007984, in the Register's Office of Davidson County, Tennessee.

Further being part of the same property conveyed to The Becanni, LLC, a Tennessee limited liability company, by Quitclaim Deed of Consolidation from The Becanni, LLC, a Tennessee limited liability company, dated October 8, 2019, recorded October 10, 2019, in Instrument No. 20191010-0104203, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 505 Nall Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 24th day of March, 2021

The Becanni, LLC, a Tennessee Limited Liability Company

By: Jenn Garrett AKA Jennifer Garrett
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Christy Michelle Ikner of the state and county mentioned, personally appeared Jenn Garrett AKA Jennifer Garrett, 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 Authorized Agent of The Becanni, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such Authorized Agent, she executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of March, 2021.

Notary Signature

My commission expires: 9/2/2024

CHRISTY MICHELLE IKNER-GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

True Copy Certification

I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee

County of Williamson

Personally appeared before me, Kathryn M. Cassidy (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KCassidy

Notary Signature

My commission Expires: _____

Notary Seal

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024