THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills, Suite 430** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17 day of December, 2021. Notary Public My Commission Expires: 9/8/25

SEZER MAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 781400 DEEDQC
12/29/2021 11:30:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211229-0171204

QUITCLAIM DEED

Address New Owner: Heather Smith Martin 441 Becanni Lane Unit 45 Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 090 12 1A 045.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John Phillip Hanks, an unmarried man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Heather Smith Martin, an unmarried woman ,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 45 of The Becanni, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Becanni, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20191212-0128228; as amended in Instrument No. 20200117-0006311; Instrument No. 20200710-0075567; Instrument No. 20201104-0129388 and Instrument No. 20210420-0052966, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Heather Smith Martin, an unmarried woman and John Phillip Hanks, an unmarried man, as tenants in common, by Warranty Deed from The Becanni, LLC, a Tennessee limited liability company, of record in Instrument No. 20210203-0015470, in the Register's Office of Davidson County, Tennessee, dated February 01, 2021 and recorded on February 03, 2021.

Being a part of the same property conveyed to The Becanni, LLC, a Tennessee limited liability company, by Quit Claim Deed of Consolidation from The Becanni, LLC, a Tennessee limited liability

company, of record in Instrument No. 20191010-0104203, in the Register's Office of Davidson County, Tennessee, dated October 08, 2019 and recorded on October 10, 2019.

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, of record in Instrument No. 20180125-0008013, in the Register's Office of Davidson County, Tennessee, dated January 22, 2018 and recorded on January 25, 2018.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2021.

John Phillip Hanks

STATE OF TENNESSEE)

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John Phillip Hanks, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of December, 2021.

Notary Public
My Commission Expires: 9/8/25

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025