THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211037848** Karen Johnson Davidson County Batch# 838633 DEEDWARR 04/12/2022 12:08:02 PM 2 pgs Fees: $13.00 Taxes: $2,136.25 20220412-0042294	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $577,365.00. Affiant Subscribed and sworn to before me, this 7th day of April, 2022. Notary Public My Commission Expires: 07/09/2024 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner: Shuron Hall 401 Becanni Lane, Unit 25 Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 090 12 1A 025.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Becanni, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shuron Hall**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 25 of The Becanni, a Townhouse Planned Unit Development, 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, amended in Instrument Nos. 20200117-0006311, 20200710-0075567, 20201104-0129388 and 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 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, of record in Instrument No. 20191010-0104203, in the Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 10, 2019.

Being part of the same property conveyed to The Becanni, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Bonnie R. Varney, married, of record in Instrument No. 20180125-0007984, Register's Office for Davidson County, dated January 22, 2018 and recorded January 25, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lot No. 21 in Subdivision of The B. F. Cockrill Farm, as recorded in Plat Book 332, Page(s) 58.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191212-0128228 amended in Instrument Nos. 20200117-0006311, 20200710-0075567, 20201104-0129388 and 20210420-0052966.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants For Stormwater Facilities and Systems recorded in Instrument No. 20180924-0094251 and Instrument No. 20200804-0086366.

Easement recorded in Instrument No. 20200519-0051617.

Easement for Temporary Construction, recorded in Instrument No. 20200929-0112356.
Agreement as set forth in instrument recorded in Instrument No. 20191030-0111315.

This is improved property located at 401 Becanni Lane, Unit 25 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 7th day of April, 2022.

The Becanni, LLC

By: Will Chapman, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of The Becanni, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent

Witness my hand, at office, this 7th day of April, 2022.

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Notary Public

My Commission Expires: _____

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RES/NL-21-401