Karen Johnson Davidson County
Batch# 839219 DEEDWARR
04/13/2022 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,071.63
20220413-0043081

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211138331

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $. 559,900.00

Affiant

Subscribed and sworn to before me, this 6th day of April, 2022.

Notary Public
My Commission Expires: 6-18-25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kellie Gustin 405 Becanni Lane Unit 27 Nashville TN 37209	Northpointe Bank 5303 28th Street Ct. SE Grand Rapids, MI 49546	Tax Parcel ID No. 090 12 1A 027.00

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 **Kellie Gustin, a single woman** ("Grantee"), her 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. 27 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; as being 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 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 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 2022 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 Map of Subdivision 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 No. 20200117-0006311; Instrument No. 20200710-0075567; Instrument No. 20201104-0129388 and Instrument No. 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.

Easement for right-of-way, recorded in Instrument No. 20200519-0051617.

Easement for Declaration of 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 405 Becanni Lane Unit 27 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 6th 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 6th day of April, 2022.

Notary Public

My Commission Expires: _____

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

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/6/2022.

Date

Affiant Signature

4/6/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of April, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY