Karen Johnson Davidson County
Batch# 859113 DEEDWARR
05/19/2022 12:39:30 PM 8 pgs
Fees: $43.00 Taxes: $7,770.00
20220519-0058142

Name and Address of New Owner:
Giannini Family Trust U/A/D 09/29/2014
25811 Tierra Grande Drive
Carmel, California 93923

Send Tax Bills To:
Giannini Family Trust U/A/D 09/29/2014
25811 Tierra Grande Drive
Carmel, California 93923

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 135 14 0A 042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Chargerco Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto the **Giannini Family Trust U/A/D 09/29/2014,** "the Grantee," the following described real estate in Davidson County, Tennessee:

See attached Exhibit "A"

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

9th IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ____ day of May, 2022.

Chargerco Properties, LLC,
a Tennessee Limited Liability Company

By: _____
Anastasios Sofikitis, Manager

By: _____
Anastasios Sofikitis, Trustee of the
Anastasios Sofikitis Revocable Living
Trust dated June 17, 2015

STATE OF Mi
COUNTY OF Oakland

Before me, the undersigned, of the state and county mentioned, personally appeared Anastasios Sofikitis, 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 Manager of Chargerco Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Anastasios Sofikitis as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal this 9th day of May, 2022.

SALAH ALABBASI
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 19, 2023
Acting in the County of Oakland

_____
Notary Signature
My commission expires: 10-19-2023

STATE OF Mi
COUNTY OF Oakland

On this 9th day of May, 2022, before me personally appeared Anastasios Sofikitis, Trustee of the Anastasios Sofikitis Revocable Living Trust dated June 17, 2015, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 9th day of May, 2022.

SALAH ALABBASI
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 19, 2023
Acting in the County of Oakland

_____
Notary Signature
My commission expires: 10-19-2023

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ FA. MI.)
COUNTY OF ~~DAVIDSON~~ S.A. Oakland

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9 day of May, 2022.

Notary Public
My commission expires: 10-19-2023
File No. 2022-4421-SK

SALAH ALABBASI
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 19, 2023
Acting in the County of Oakland

Exhibit "A"

PARCEL 1:

Lot 42, Phase Two, Pinnacle Point Subdivision, as shown on plat of record in Plat Book 6900, Pages 140 and 141, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the property conveyed to Chargerco Properties, LLC, by Special Warranty Deed from Timothy David McAllister, of record in Instrument No. 20220316-0030751, in the Register's Office of Davidson County, Tennessee.

PARCEL 2:

Land in Davidson County, Tennessee, being Unit No. 5304-#5 and Garage #3 on the plan of Danbury Condominiums as shown on Exhibit C to Master Deed of record in Plat Book 6612, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the property conveyed to Chargerco Properties, LLC, by Special Warranty Deed from Timothy David McAllister, of record in Instrument No. 20220316-0030751, in the Register's Office of Davidson County, Tennessee.

TRACT 3:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5306-1, AS SHOWN ON THE PLAN OF DANBURY CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT C TO AND ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 6612, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENT AGE INTEREST IN THE COMMON AREA/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS.

Being part of the property conveyed to Chargerco Properties, LLC, by Special Warranty Deed from Marble Development, of record in Instrument No. 20220316-0030750, in the Register's Office of Davidson County, Tennessee.

TRACT 4:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 5308, AS SHOWN ON THE PLAT OF DANBURY OF RECORD IN BOOK 6612, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH GARAGE NO. 6 AS SHOWN ON SAID PLAT, TOGETHER WIN AN UNDIVIDED INTEREST

IN THE COMMON ELEMENTS OF THE DANBURY HOMEOWNERS ASSOCIATION ALL AS DESCRIBED IN BOOK 6612, PAGE 75, ET SEQ., SAID REGISTER'S OFFICE.

Being part of the property conveyed to Chargerco Properties, LLC, by Special Warranty Deed from Marble Development, of record in Instrument No. 20220316-0030750, in the Register's Office of Davidson County, Tennessee.

TRACT 5:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5316-3 ALONG WITH GARAGE NO. 12, AS SHOWN ON THE PLAN OF DANBURY CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT C TO AND ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 6612, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS.

Being part of the property conveyed to Chargerco Properties, LLC, by Special Warranty Deed from Marble Development, of record in Instrument No. 20220316-0030750, in the Register's Office of Davidson County, Tennessee.

TRACT 6:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5316-#4, TOGETHER WITH GARAGE NO. 13 OF DANBURY CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING DANBURY OF RECORD IN BOOK 6612, PAGE 122, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT "C" TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH TO SAID MASTER DEED.

Being part of the property conveyed to Chargerco Properties, LLC, by Special Warranty

Deed from Marble Development, of record in Instrument No. 20220316-0030750, in the Register's Office of Davidson County, Tennessee.

TRACT 7:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5322-2 ON THE PLAN OF DANBURY CONDOMINIUMS AS SHOWN ON EXHIBIT "C" TO MASTER DEED BOOK 6612, PAGE 75 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being part of the property conveyed to Chargerco Properties, LLC, by Special Warranty Deed from Marble Development, of record in Instrument No. 20220316-0030750, in the Register's Office of Davidson County, Tennessee.

TRACT 8:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5322-4 AND GARAGE NO. 22 ON THE PLAN OF DANBURY, AS SHOWN AS EXHIBIT "C" TO MASTER DEED OF RECORD IN BOOK 6612, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE DANBURY HOMEOWNER'S ASSOCIATION, ALL AS DESCRIBED IN BOOK 6612, PAGE 75 ET SEQ. SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being part of the property conveyed to Chargerco Properties, LLC, by Special Warranty Deed from Marble Development, of record in Instrument No. 20220316-0030750, in the Register's Office of Davidson County, Tennessee.

TRACT 9:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5322 - #6 AS SHOWN ON THE PLAT OF DANBURY OF RECORD IN BOOK 6612, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH GARAGE 17 AS SHOWN ON SAID PLAT TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF DANBURY HOMEOWNERS' ASSOCIATION, ALL AS DESCRIBED IN BOOK 6612, PAGE 75, ET. SEQ., REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being part of the property conveyed to Chargerco Properties, LLC, by Special Warranty Deed from Marble Development, of record in Instrument No. 20220316-0030750, in the Register's Office of Davidson County, Tennessee.

TRACT 10:

Lot 162, Old Hickory Hills, Phase Two, Section One, as shown on plat of record in

Instrument No. 200306230086188, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the property conveyed to Chargerco Properties, LLC, by Special Warranty Deed from Marble Development, of record in Instrument No. 20220316-0030750, in the Register's Office of Davidson County, Tennessee.

These properties further described as:

1117 WHITE MOUNTAIN LANE, NASHVILLE, TN 37013

7476 MAGGIE DRIVE, NASHVILLE, TN 37013

5316 #3 EDMONDSON PIKE, NASHVILLE, TN 37013

5316 #4 EDMONDSON PIKE, NASHVILLE, TN 37013

5322 #4 EDMONDSON PIKE, NASHVILLE, TN 37013

5322 #6 EDMONDSON PIKE, NASHVILLE, TN 37013

5304 #5 EDMONDSON PIKE, NASHVILLE, TN 37013

5308 EDMONDSON PIKE, NASHVILLE, TN 37013

5322 #2 EDMONDSON PIKE, NASHVILLE, TN 37013

5306 #1 EDMONDSON PIKE , NASHVILLE, TN 37013

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 5.9.2022 (date of document).

Affiant Signature

5.9.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 9TH day of MAY, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25