Name and Address of New Owner:
Louise M. Deeb and Edward G. Deeb, Jr.
5316 Edmondson Pike, #4
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 882760 DEEDWARR
07/01/2022 09:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20220701-0076462

Send Tax Bills To:
Louise M. Deeb and Edward G. Deeb, Jr.
5316 Edmondson Pike, #4
Nashville, TN 37211

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

Map & Parcel No: 161 01 0A 048.00

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, **Brad Giannini and Erica Giannini, Trustees of Giannini Family Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Louise M. Deeb and Edward G. Deeb, Jr.,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 5316-#4, together with Garage No. 13 of Danbury Condominiums, a condominiums 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 75, 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 same property conveyed to Giannini Family Trust U/A/D 09/29/2014, by Warranty Deed from Chargerco Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220519-0058142, in the Register's Office of Davidson County, Tennessee, dated May 09, 2022 and recorded on May 19, 2022.

Being part of the same 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, dated February 08, 2022 and recorded on March 16, 2022.

Being the same property conveyed to Marble Development, a Tennessee limited partnership, by Warranty Deed from Lisa Lou Davis, an unmarried woman, of record in Instrument No. 20170807-0080545, in the Register's Office of Davidson County, Tennessee, dated August 01, 2017 and recorded on August 07, 2017.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of May, 2022.

Giannini Family Trust

By: Bradley F. Giannini (SEAL)
Brad Giannini, Trustee

By: Erica Olin Giannini (SEAL)
Erica Giannini, Trustee

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Henrico

On this ~~31st~~ 2nd day of ~~May~~ June, 2022, before me personally appeared Brad Giannini and Erica Giannini, Trustees of Giannini Family Trust, 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, at office, this ~~31st~~ 2nd day of ~~May~~ June, 2022.

Lindsay LeBoeuf Daniel
Notary Signature
My commission expires: 3-31-2025

LINDSAY LEBOEUF DANIEL
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7730954
My Commission Expires Mar 31, 2025

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Maury)

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 $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Andrea Steinman
(Affiant)

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Sworn to and subscribed before me this
31st day of May, 2022.

Andrea Steinman
Notary Public
My commission expires: 01/2024
File No. 2022-4769-LW

202207010076462

True Copy Certification

I, John A. Bell Jr., 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Leah Moore, a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore

Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

