Karen Johnson Davidson County
Batch# 896964 DEEDWARR
08/01/2022 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,973.66
20220801-0087285

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 220239577** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $533,422.42<br><br>Affiant<br><br>Subscribed and sworn to before me, this 29th day of July, 2022.<br><br>Notary Public<br>My Commission Expires: 10/2/23 |

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Old Dominion Properties, LLC. | Send Tax Bills To:<br>New Owner<br>1832 Championship Blvd.<br>Franklin, TN 37064 | Tax Information:<br>Tax Parcel ID No.<br>090 12 1A 053.00 |

**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 **Old Dominion Properties, LLC, a Tennessee limited liability company** ("Grantees"), its successors and assigns, an undivided eighty percent (80%) interest in and to 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. 53 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, 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 a part of the same property conveyed to The Becanni, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Gary W. Bianucci and wife, Barbara A. Bianucci, and Edward D. Deford, married, of record in Instrument No. 20190422-0036464, in the Register's Office of Davidson County, Tennessee, dated April 12, 2019 and recorded on April 22, 2019.

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.

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. Sec. 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann. Sec. 67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Becanni, a Townhouse Planned Unit Development, as recorded in Instrument No. 20191212-0128228.

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. 20200804-0086366.

Easement for Temporary Construction, recorded in Instrument No. 20200929-0112356.

Letter of Responsibility as set forth in instrument recorded in Instrument No. 20191030-0111315.

This is improved property located at: 311 Becanni Lane, Unit 53, 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 29th day of July, 2022.

**The Becanni, LLC, a Tennessee limited liability company**

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 and official seal, at office in Nashville, Tennessee, this 29th day of July, 2022.

_____
Notary Public

My commission expires:_____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 7/29/22

GEORGE E. MUDTER, JR.
Dated 7/29/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 7/29/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

