Karen Johnson Davidson County
Batch# 897244 DEEDWARR
08/02/2022 08:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,032.30
20220802-0087706

Name and Address of New Owner:
Cherie L. Carrera and Nikki Carrera
5316 Edmondson Pike, #3, Nashville, TN 37211

Send Tax Bills To:
Cherie & Nikki Carrera
5188 Carter Lane
Franklin TN 37064
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North, Nashville, TN 37203

Map & Parcel No: 161 01 0A 047.00

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, **Bradley F. Giannini and Erica Olin Giannini, Trustees of the Giannini Family Trust U/A/D 09/29/2014**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Nikki Carrera, a single woman and Cherie Carrera, a single woman, as Joint Tenants**, "the Grantees," the following described real estate in Davidson County, Tennessee:

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 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 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 General Partnership, by Quitclaim Deed from Leanne Mulligan, Married, of record in Instrument No. 20200224-0020406, in the Register's Office of Davidson County, Tennessee, dated February 21, 2020 and recorded on February 24, 2020.

Being the same property conveyed to Leanne Mulligan, an unmarried woman, by Warranty Deed from Rose Ann Watkins, Trustee, of record in Instrument No. 20121010-0092917, in the Register's Office of Davidson County, Tennessee, dated October 5, 2012 and recorded on October 10, 2012.

This improved property known as 5316 Edmondson Pike, #3, Nashville, TN 37211.

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 ~~29th~~ 30th day of July, 2022.

Giannini Family Trust U/A/D September 29, 2014

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

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

STATE OF New Mexico

COUNTY OF Bernalillo

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county mentioned, personally appeared Bradley F. Giannini and Erica Olin Giannini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be Trustees of The Giannini Family Trust U/A/D September 29, 2014, and that such Bradley F. Giannini and Erica Olin Giannini as such Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of The Giannini Family Trust U/A/D September 29, 2014 as Trustees.

Witness my hand and seal on this 29th 30th day of July, 2022.

Notary Signature
My commission expires: 09/17/2024

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

AFFIDAVIT OF VALUE

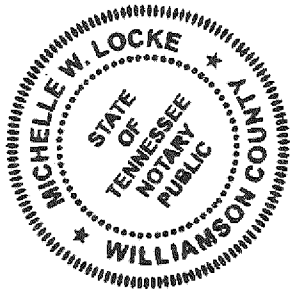
STATE OF TN)
)
COUNTY OF Williamson)

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 $279,000.00, 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
29th day of July, 2022.

Notary Public
My commission expires: 9/14/25
File No. 2022-4981-SK



Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 07-29-2022 (date of document).

Affiant Signature

07-29-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

Brad Krivensky
State of Tennessee Notary Public
Williamson County

202208020087706