Karen Johnson Davidson County
Batch# 916796 DEEDWARR
09/14/2022 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20220914-0102623

This Instrument Prepared By:
Ilse Herold
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

STATE OF Texas
COUNTY OF Dallas

The actual consideration or value, whichever is greater, for this transfer is 362,000.00

Giannini Family Trust u/a/d 09/29/2014

Brad Giannini a/k/a Bradley F. Giannini, co-trustee

By: Brad Giannini a/k/a Bradley F. Giannini Co-Trustee

Erica Giannini a/k/a Erica Olin Giannini, co-trustee

By: Erica Giannini a/k/a Erica Olin Giannini, Co-Trustee

State: Texas. County: Dallas.

Talia J Brown
ID NUMBER
13269078-3
COMMISSION EXPIRES
September 22, 2024

Subscribed and sworn to before me this 2nd day of September, 2022.

Talia J Brown
Notary Public

My Commission Expires: 09/22/2024
Notarized online using audio-video communication

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
HPA CL2 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	HPA CL2 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	182-06-0A-165.00-CO,

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Brad Giannini, Co-Trustee and Erica Giannini, Co-Trustee of the Giannini Family Trust u/a/d 09/29/2014, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto HPA CL2 LLC, a Delaware limited liability company, hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Lot 162, Old Hickory Hills, Phase Two, Section One, as shown on plat of record in Instrument No. 20030623-0086188, 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, dated February 24, 2022 and recorded March 16, 2022 in Instrument No. 20220316-0030750,

in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Brad Giannini and Erica Giannini, as trustees of the Giannini Family Trust U/A/D 09/29/2014 by deed from Chargerco Properties, LLC, dated May 9, 2022 and recorded May 19, 2022, in Instrument No. 20220519-0058142, in the Register's Office of Davidson County, Tennessee.

Parcel Identification Number: 182-06-0A-165.00-CO

This is improved property located at 7476 Maggie Drive, Antioch, TN 37013, Davidson County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEE, its successors and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of September, 2022.

Giannini Family Trust u/a/d 09/29/2014

Brad Giannini a/k/a Bradley F. Giannini, co-trustee

By: Brad Giannini a/k/a Bradley F. Giannini, Co-Trustee

Erica Giannini a/k/a Erica Olin Giannini, co-trustee

By: Erica Giannini a/k/a Erica Olin Giannini, Co-Trustee

STATE OF Texas
COUNTY OF Dallas

Document Name: Warranty Deed

Personally appeared before me, the undersigned, a notary public in and for said Dallas (County) and Texas (State), the within named signers listed below, the bargainor(s), with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Dallas County, Texas, this 2nd day of September, 2022.

Signers: Brad Giannini a/k/a Bradley F Giannini and Erica Giannini a/k/a Erica Olin Giannini, Co-Trustees

Talia J. Brown
Notary Public

(SEAL)

Talia J Brown
ID NUMBER
13269078-3
COMMISSION EXPIRES
September 22, 2024

My Commission Expires: 09/22/2024

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Tenisha Torrence, 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 9/02/2022 (date of document).

Tenisha Torrence
Affiant Signature

9/12/2022
Date

State of New Jersey

County of Gloucester

Sworn to and subscribed before me this 12th day of September, 2022.

Karla Volgarino
Notary's Signature

MY COMMISSION EXPIRES: March 23, 2026

NOTARY'S SEAL

KARLA E VOLGARINO
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50155441
MY COMMISSION EXPIRES MAR. 23, 2026