Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-22-443

Karen Johnson Davidson County
Batch# 929414 DEEDWARR
10/13/2022 02:17:04 PM 2 pgs
Fees: $13.00 Taxes: $2,238.50
20221013-0112486

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220943478

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $605,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of October, 2022.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Simmons 443 Becanni Lane Nashville TN 37209	New Owner	Tax Parcel ID No. 090 12 1A 046.00

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, **Matthew A. Ernest, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Simmons, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all 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. 46 of The Becanni, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Beccani, a Horizontal Property Regime, of record in Instrument Number 20191212-0128228; as amended in Instrument No. 20200117-0006311, Instrument No. 20200710-0075567 and Instrument No. 20201104-0129388, 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 the same property conveyed to Matthew A. Ernest, an unmarried person, by Warranty Deed from The Becanni, LLC, a Tennessee limited liability company, of record in Instrument No. 20210318-0035942, in the Register's Office for Davidson County, Tennessee, dated March 16, 2021, and recorded on March 18, 2021.

The execution of this instrument is affected by the signature of Chad Pearman as Attorney-in-Fact for Matthew A. Ernest, which Power of Attorney is recorded in Instrument No. 20221013-0112485, Register's Office for Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lot No. 21 in Subdivision of The B. F. Cockrill Farm, as recorded in Plat Book 332, Page(s) 58.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191212-0128228, as Amended in Instrument No. 20200117-0006311, Instrument No. 20200710-0075567 and Instrument No. 20201104-0129388.

Covenants, Conditions and Restrictions as set forth in Declaration of Restriction and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180924-0094251.

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

Agreement between Becanni Owners Association and Metro Water Services as set forth in instrument recorded in Instrument No. 20191030-0111315.

This is improved property located at 443 Becanni Lane 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 12th day of October, 2022.

Matthew A. Ernest by Chad Pearman, attorney in fact
Matthew A. Ernest by Chad Pearman as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, by Chad Pearman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for Matthew A. Ernest, and they are authorized by Matthew A. Ernest to execute this instrument on their behalf.

Witness my hand, at office, this 12th day of October, 2022.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025