Karen Johnson Davidson County
Batch# 935604 DEEDWARR
10/31/2022 10:53:30 AM 5 pgs
Fees: $28.00 Taxes: $1,054.50
20221031-0117261

Name and Address of New Owner:
Christian Landry
5322 Edmondson Pike, Ste 4
Nashville, TN 37211

Send Tax Bills To:
Bank of America
4500 Amon Carter Boulevard
Fort Worth, TX 76155

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

Map & Parcel No: 161 01 0A 040.00

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 **Christian Landry,** Sole Ownership, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 5322-4 and Garage No. 22 on the plan of Danbury, as shown as Exhibit "C" to Master Deed of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Danbury Homeowner's Association, all as described in Book 6612, Page 75 Et Seq., said Register's Office, to which plan reference is hereby made for a more complete description.

Being a 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 a 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 General Partnership, by Warranty Deed from Susan Dowling, Married, of record in Instrument No. 20160817-0085729, in the Register's Office of Davidson County, Tennessee, dated August 12, 2016 and recorded on August 17, 2016.

This improved property known as 5322 Edmondson Pike, #4, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 26 day of October, 2022.

Giannini Family Trust U/A/D 09/29/2014

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

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

STATE OF CALIFORNIA

COUNTY OF MONTEREY

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 _____ day of October, 2022.

SEE CALIFORNIA ACKNOWLEDGMENT
Notary Signature

My commission expires:_____

(SEAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Monterey

On 10/26/2022 before me Wesley D. Kelley, Notary Public,

personally appeared Bradley F. Giannini and Erica Olin Giannini,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and by his/her/their signature(s) on the instrument the person(s), or entity on behalf of with the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public (Notary Seal)

WESLEY D. KELLEY
COMM. # 2372946
NOTARY PUBLIC-CALIFORNIA
MONTEREY COUNTY
MY COMM. EXP. AUG. 30, 2025

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed

(Title or description of attached document)

(Title or description of attached document)

Number of pages 3 Document Date N/A

CAPACITY CLAIMED BY THE SIGNER

( ) Individual(s)

( ) Corporate Officer(s)

( ) Partner(s)

( ) Attorney-in-fact

(X) Trustee(s)

( ) Other

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Montgomery)

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 $285,000.00, 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
26 day of October, 2022.

Notary Public
My commission expires: 8/15/2026
File No. 2022-5338-SK

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 10/26/2022.

Affiant Signature

10/27/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/27/2022

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON