37370

Karen Johnson Davidson County
Batch# 936748 DEEDWARR
11/02/2022 08:26:30 AM 6 pgs
Fees: $33.00 Taxes: $1,498.50
20221102-0118117

Name and Address of New Owner:
David Troy Selby
1117 White Mountain Lane, Nashville, TN 37013

Send Tax Bills To:
Broker Solutions
14511 Myford Road, Suite 100, Tustin CA 92780

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

Map & Parcel No: 135 14 0A 042.00

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 **David Selby, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 42, Phase Two, Pinnacle Point Subdivision, as shown on plat of record in Plat Book 6900, Pages 140 and 141, 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 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 for Davidson County, Tennessee, dated May 9, 2022 and

This improved property known as 1117 White Mountain Lane, Nashville, TN 37013.

This conveyance is subject to:

- Taxes and assessments for the year 2023 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 _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Two, Pinnacle Point Subdivision, as recorded in Plat Book 6900, Page(s) 140 .
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Pinnacle Point Subdivision, as recorded in Plat Book 6900, Page 116.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed, by and between Concept F.H.C. Joint Venture, a joint venture composed of Concept Properties and Development, Inc. and F.H.C., Inc. and Pinnacle Point Homeowners Association of record in Book 7032, Page 730, as corrected in Book 7065, Page 959, and amended in Book 7067, Page 739; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Book 6405, Page 169.
- Easement recorded in Book 6803, Page 287 and Book 6865, Page 17.

- Easement for Sewer, recorded in Book 6825, Page 683.
- Storm Water Detention Agreement as set forth in instrument recorded in Book 6594, Page 983.
- Storm Water Detention Joint Maintenance Agreement as set forth in instrument recorded in Book 6865, Page 79.
- Deed of Conveyance recorded in Book 7097, Page 158.
- Any and all existing easements and restrictions as shown of record not stated herein.

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 28TH day of October, 2022.

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

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

By: _____ 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.

B. Reynoso (see attached)
Notary Signature

My commission expires: 11-30-2025

(SEAL)

202211020118117

ACKNOWLEDGMENT

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.

State of California
County of MONTEREY)

On 10-28-2022 before me, B. REPASS, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared BRADLEY F. GIANNINI & 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 the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which 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.

B. REPASS
Notary Public - California
Monterey County
Commission # 2381658
My Comm. Expires Nov 30, 2025

Signature B. Repass, Notary Public (Seal)

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bradley [illegible] 10/28/2022
[illegible] 10/28/2022
(Affiant)

Sworn to and subscribed before me this
28th day of October, 2022.

Notary Public
My commission expires: 11-30-2025 (see attached)
File No. 2022-5366-SK

CALIFORNIA NOTARIAL CERTIFICATE
(JURAT)

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.

State of California
County of MONTEREY

ERICA OLIN GIANNINI

Subscribed and sworn to (or affirmed) before me on this 28TH day of OCTOBER, 2022, by BRADLEY K. GIANNINI, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature B. Repass, Notary Public (Seal)

B. REPASS
Notary Public - California
Monterey County
Commission # 2381658
My Comm. Expires Nov 30, 2025

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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 10/28/22

GEORGE E. MUDTER, JR.
Dated 10/28/22

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 10/28/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

