Karen Johnson Davidson County
Batch# 946517 DEEDWARR
12/01/2022 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20221201-0125886

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $700,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/29/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 03/03/2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4473

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Dalton Hensley and Brittany Malbrough	CAPSTAR BANK	090 12 1A 002.00
505 Nall Avenue	2002 RICHARD JONES RD	STE 300A
Nashville, TN 37209	NASHVILLE, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Theodore Kieffer, a single man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brittany Noel Malbrough and Dalton Edward Hensley II, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2, established pursuant to the Declaration of Protective Covenants, Conditions and Restrictions for The Becanni, a Townhouse Planned Unit Development, of record in Instrument No. 20191212-0128228, as amended in Instrument Nos. 20200117-0006311, 20200710-0075567, 20201104-0129388 and 20210420-0052966, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" (as revised) to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description thereof.

Being a portion of the property conveyed to The Becanni, LLC, a Tennessee limited liability company by Warranty Deed from Michaels Real Estate, LLC, a Tennessee limited liability company, dated 01/22/2018, and recorded on 01/25/2018, by Instrument No. 20180125-0008013; and being the same property conveyed to Theodore Kieffer by Warranty Deed from The Becanni, LLC, a Tennessee limited liability company, dated 03/24/2021, and recorded on 03/26/2021, by Instrument No. 20210326-0040370, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 505 Nall Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their heirs 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 my hand on November 28, 2022}.

Theodore Kieffer

STATE OF Illinois

COUNTY OF McHenry

Personally appeared before me, a Notary Public of said County and State, Theodore Kieffer, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this November 28, 2022.

Notary Public

My Commission Expires: 5-17-26

BRIAN M RADKE
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
May 17, 2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 1, 2022 (date of document).

Affiant Signature

December 1, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 1st day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023