Karen Johnson Davidson County
Batch# 972010 DEEDWARR
02/17/2023 03:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,032.30
20230217-0011828

Name and Address of New Owner:
Andrew Hart and Samantha Hart
5322 Edmondson Pike, #6
Nashville, TN 37211

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd, Ste 100
Goodlettsville, TN 37072

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

Map & Parcel No: 161-01-0A-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 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 **Samantha S. Hart and Andrew D. Hart , wife and husband,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5322 - #6 AS SHOWN ON THE PLAT OF DANBURY OF RECORD IN BOOK 6612, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH GARAGE 17 AS SHOWN ON SAID PLAT TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF DANBURY HOMEOWNERS' ASSOCIATION, ALL AS DESCRIBED IN BOOK 6612, PAGE 75, ET. SEQ., REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being part of the 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.

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.

This improved property known as 5322 Edmondson Pike, #6, Nashville, TN 37211

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plat of record; (6) All applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 15th day of February, 2023.

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

By: Bradley F. Giannini, Trustee (SEAL)
8F07F058BDE34CB...
Bradley F. Giannini, Trustee

By: Erica Olin Giannini, Trustee (SEAL)
7D21CB8BC87942A...
Erica Olin Giannini, Trustee

STATE OF Florida

COUNTY OF Broward

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 15th day of February, 2023.

50E1979C1864466...
Notary Signature Christine Pardo

Provided driver's license as ID

Signers appeared by means of online notarization

My commission expires: 10/31/2023

(SEAL)

CHRISTINE PARDO
NOTARY PUBLIC
STATE OF FLORIDA
Commission #GG357076
My Commission Expires 10/31/2023
ONLINE NOTARY

Completed via Remote Online Notarization using 2-way Audio/Visual technology

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Florida)
)
COUNTY OF ~~DAVIDSON~~ Broward)

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 $279,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DocuSigned by: Bradley F. Giannini, Trustee 6E67F6588DE34CB...
DocuSigned by: 50E1970C1864466...
(Affiant)

By Bradley F Giannini, Trustee and Erica Ann Giannini, Trustee who provided driver's licenses as ID

appeared by means of online notarization

Sworn to and subscribed before me this
15th day of February, 2023.

DocuSigned by: 50E1970C1864466...
Notary Public Christine Pardo
My commission expires: 10/31/2023
File No. 2023-5610-SK

CHRISTINE PARDO
NOTARY PUBLIC
STATE OF FLORIDA
Commission #GG357076
My Commission Expires 10/31/2023
ONLINE NOTARY

State of Florida

Completed via Remote Online Notarization using 2-way Audio/Visual technology

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 15, 2023.

J. Carlton Drumwright

February 15, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 15, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY