Karen Johnson Davidson County
Batch# 1006965 DEEDQC
05/24/2023 10 58 29 AM 2 pgs
Fees $12 00 Taxes $0 00

20230524-0039078

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** **File no. 230444177**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0 00 Affiant Subscribed and sworn to before me, this 19th day of May, 2023 Notary Public My Commission Expires

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Wildflower, LLC 3703 Fairmount Pike Signal Mountain, Tennessee 37377	New Owner	Map and Parcel Nos 090-12-1A-051 00 090-12-1A-052 00 090-12-1A-056 00 090-12-1A-058 00 090-12-1A-059 00 090-12-1A-062 00 090-12-1A-063 00 090-12-1A-064 00 090-12-1A-065 00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10 00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **The Becanni LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Wildflower, LLC, a Tennessee limited liability company**, its heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows

Those certain tracts or parcels located in Davidson County, Tennessee, more particularly described as follows Those certain Units located in Davidson County, Tennessee, being known and designated as Unit Nos 51, 52, 56, 58, 59, 62, 63, 64 and 65 of The Becanni, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Protective Covenants, Conditions and Restrictions establishing The Becanni, a Horizontal Property Regime with Private Elements, of record in Instrument No 20191212-0128228, as amended in Instrument No 20200117-0006311, Instrument No 20200710-

0075567, Instrument No 20201104-0129388, Instrument No 20210420-0052966 and Instrument No 20230222-0012411, in the Register's Office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration, as amended

Being part of the same property conveyed to The Becanni, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Gary W Bianucci and wife, Barbara A Bianucci, and Edward D Deford, Married, of record in Instrument No 20190422-0036464, in the Register's Office for Davidson County, Tennessee, dated April 12, 2019, and recorded on April 22, 2019.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record Whenever used, the singular number 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 _____ day of May, 2023

The Becanni LLC, a Tennessee limited liability company

By: Michael Lohmann, Member

By: Tsianina Lohmann, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **Michael Lohmann** and **Tsianina Lohmann**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the sole members (or other officer authorized to execute the instrument) of **The Becanni LLC, a Tennessee limited liability company**, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members

Witness my hand, at Office, this 19 day of May, 2023

ROBIN H WEST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

Notary Public

My Commission Expires 05/11/2026