Name and Address of New Owner:
Ronald Hollingsworth Exempt Trust
135 Eagle Pointe
Springfield, TN 37172

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1077238 DEEDWARR
12/01/2023 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20231201-0092955

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

Map & Parcel No: 090-12-1A-041-00

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, **Derek Harvey, and Sarah Harvey, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jinnifer L.H. Johnston, Trustee of Ronald Hollingsworth Exempt Trust F/B/O Mallory Ann Johnston u/a/d Dec. 13, 2021 and her successors in Trust,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 41 of The Becanni, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Becanni, a Horizontal Property Regime, of record in Instrument Number 20 I 91212- 0128228; as being amended in Instrument No. 20200117-0006311, Instrument No. 20200710-0075567 and Instrument No. 20201104-0129388, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Derek Harvey and Sarah Harvey, husband and wife by Warranty Deed dated November 30, 2021 from The Becanni, LLC, a Tennessee limited liability company, recorded December 2, 2021 in Instrument No. 20211202-0159838 in the Register's Office.

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 1st day of December, 2023.

(SEAL)
Derek Harvey

(SEAL)
Sarah Harvey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2023, before me personally appeared Derek Harvey and Sarah Harvey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2023.

Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 $585,000.00, 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 1st day of December, 2023.

Notary Public
My commission expires:
File No. 2023-6510-RS

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/01/23 (date of document).

Regina Sullo
Affiant Signature

December 1, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 1st day of December, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

