This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $595,000.00.

Madelayn Glover
Affiant

Subscribed and sworn before me this the 21st day of February, 2024.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Peyman and Laura Dehkordi 9012 Hemingway Cir Knoxville, TN 37922	New Owner	090-12-1A 028.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, IRENE Y. LEE-DIBENEDETTO, TRUSTEE OF THE IRENE Y. LEE-DIBENEDETTO REVOCABLE TRUST, DATED MAY 21, 2004, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PEYMAN DEHKORDI AND LAURA DEHKORDI, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto 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. 28 of The Becanni, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Becanni, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20191212-0128228; as being 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 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 the Irene Y. Lee-DiBenedetto Revocable Trust, dated May 21, 2004, by deed dated 04/14/2022, from The Becanni, LLC, a Tennessee limited liability company, of record in Instrument No. 20220419-0044992, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 407 Becanni Lane, 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson
Davidson County
Batch # 1104404
DEEDWARR
02/26/2024 09:16:44 AM
2 pgs
Fees: $13.00 Taxes: $2,201.50
20240226-0012787

DYLD, Trustee

Witness my hand this the 21st day of February, 2024.

Irene Y. Lee-DiBenedetto Revocable Trust dated May 21, 2004

BY:_____
Irene Y. Lee-DiBenedetto, Trustee

STATE OF Illinois

COUNTY OF Cook

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Irene Y. Lee-DiBenedetto, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the trustee of the within named bargainor, a Trust, and that they, as such trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Irene Y. Lee-DiBenedetto Revocable Trust dated May 21, 2004 by the said Irene Y. Lee-DiBenedetto as such trustee.

Witness my hand and official seal this 21st day of February, 2024.

My commission expires: December 02, 2026

Suzanne Bitan
Notary Public

SUZANNE BITAN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 02, 2026