Karen Johnson Davidson County
Batch# 1221011 DEEDWARR
12/27/2024 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20241227-0100677

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 241249478**

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $585,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of December, 2024.

Notary Public
My Commission Expires: 11.3.2025

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Timothy P. Wells<br>447 Becanni Lane<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>090-12-1A-048.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Nofi and Brianna Hengen, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Timothy P. Wells,*** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* an unmarried man

Land in Davidson County, Tennessee, being Unit No. 48 on the plan of The Becanni, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Becanni, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191212-0128228, amended in Instrument No. 20200117-0006311, Instrument No. 20200710-0075567, Instrument No. 20201104-0129388, Instrument No. 20210420-0052966, Instrument No. 20230222-0012411, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to THOMAS NOFI AND BRIANNA HENGEN, HUSBAND AND WIFE, by deed from THE BECANNI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20210324-0038845, dated March 22, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 090-12-1A-048.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record Instrument No. 20191212-0128228, amended in Instrument No. 20200117-0006311, Instrument No. 20200710-0075567, Instrument No. 20201104-0129388, Instrument No. 20210420-0052966, Instrument No. 20230222-0012411, said Register's Office.

Assignment of Declarant Rights of record in Instrument No. 20230726-0057651, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20180924-0094251, said Register's Office.

Declaration of Temporary Construction Easement of record in Instrument No. 20200929-0112356, said Register's Office.

Agreement between Becanni Owners Association and Metro Water Services as set forth in Instrument No. 20191030-0111315, said Register's Office.

Matters shown on the Plan of record in Book 332, page 58, said Register's Office.

This is improved property located at 447 Becanni Lane Nashville TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of December, 2024.

Thomas Nofi

Brianna Hengen

STATE OF Florida )

COUNTY OF Duval )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Nofi and Brianna Hengen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2024.

Notary Public Eleanor Maria Brooks

My Commission Expires: 7/18/2025

ELEANOR MARIA BROOKS
Notary Public - State of Florida
Commission # HH 316091
My Comm. Expires Jul 18, 2025
Bonded through National Notary Assn.

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 12/20/24 (date of document).

Affiant Signature

12/20/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

