Karen Johnson Davidson County
Batch# 1359050 DEEDWARR
12/17/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20251217-0100443

WARRANTY DEED

(SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: 12/19/26

File #25-TC-0432-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily Syler	First Horizon Bank	
(NAME)	(NAME)	**090 12 1A 011.00**
432 Becanni Ln	12719 Cantrell Road, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RYAN JAMES MEAD, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

EMILY SYLER, UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 11 of THE BECANNI, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a 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 Nos. 20200117-0006311, 20200710-0075567, 20201104-0129388, 20210420-0052966, 20230222-0012411 and 20250319-0019747, 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 Ryan James Mead, an unmarried man, by Warranty Deed from The Becanni, LLC, a Tennessee limited liability company, of record in Instrument No. 20201217-0149369, in the Register's Office of Davidson County, Tennessee, dated December 14, 2020 and recorded on December 17, 2020.

Ryan James Mead has since married.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF LOT NO. 21 IN SUBDIVISION OF THE B. F. COCKRILL FARM, as recorded in Plat Book 332, Page 58.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191212-0128228, as amended in Instrument Nos. 20200117-0006311, 20200710-0075567, 20201104-0129388, 20210420-0052966, 20230222-0012411 and 20250319-0019747 and Assignment of Declarant Rights recorded in Instrument No. 20230726-0057651.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180924-0094251.
* Easement recorded in Instrument No. 20200519-0051617.
* Easement for Declaration of Temporary Construction, recorded in Instrument No. 20200929-0112356.
* Letter of Responsibility as set forth in instrument recorded in Instrument No. 20191030-0111315.
* Charter for The Becanni Owners Association, Inc., recorded in Instrument No. 20191023-0108870.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 432 Becanni Ln, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 11th day of December, 2025.

Ryan James Mead

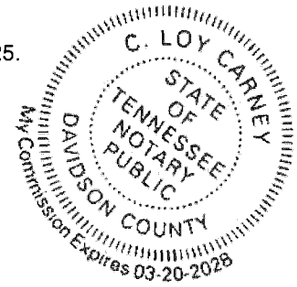
Lauren Allyssa Mead

***LAUREN ALLYSSA MEAD**, spouse of **RYAN JAMES MEAD**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **LAUREN ALLYSSA MEAD** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of December, 2025, before me personally appeared Ryan James Mead, 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 11th day of December, 2025.

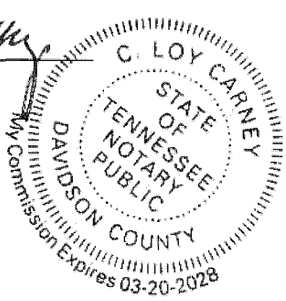


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of December, 2025, before me personally appeared Lauren Allyssa Mead, 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 11th day of December, 2025.



Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 December 11, 2025.

Affiant Signature

16th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

