WARRANTY DEED

Karen Johnson Davidson County
Batch# 1379265 DEEDWARR
02/11/2026 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,025.75
20260211-0010843

File No. AD-26-1089

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $547,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADELINDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Mayes, Jr., as Trustee of the Connor Austin Mayes Irrevocable Trust dated December 29, 2014	New Owner	
(NAME)	(NAME)	090-12-1A-030.00-CO
8691 Woodland Drive		
(ADDRESS)	(ADDRESS)	
Elberta, AL 36530		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Blake Alexander and Abigail Kathleen Alexander, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert G. Mayes, Jr., as Trustee of the Connor Austin Mayes Irrevocable Trust dated December 29, 2014**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 30 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 No. 20191212-0128228, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together

Being the same property conveyed to Blake Alexander, a single man by Warranty Deed from The Becanni, LLC, a Tennessee limited liability company of record in Instrument No. 20220427-0048196 Register's Office for Davidson County, Tennessee, dated April 15, 2022 and recorded on April 27, 2022. Blake Alexander, having since married. Abigail Kathleen Alexander joins in the execution of this instrument to convey any and all marital rights she may have in said property

This is property more commonly known as 411 Becanni Ln, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 4th day of February, 2026.

Blake Alexander

Abigail Kathleen Alexander

STATE OF ILLINOIS
COUNTY OF Kane

On this 4th day of February, 2026, before me personally appeared Blake Alexander and Abigail Kathleen Alexander, 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 4th day of February, 2026.

Notary Signature
My commission expires: 9-20-2028

Official Seal
AMY MICHELE BAUMERT
Notary Public, State of Illinois
Commission No. 997253
My Commission Expires September 20, 2028

Certificate of Authenticity

I Addie Dilworth, 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 **February 4, 2026**.

Date

Affiant Signature

02/11/2026

Date

State of TENNESSEE
County of Rutherford

Sworn to and subscribed before me this **11th** day of **February**, 20**26**.

Notary's Signature

HEATHER GUTHRIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES AUGUST 19, 2029

My Commission Expires: 8-19-29
Date

Notary's Seal (if on paper)