Karen Johnson Davidson County
Batch# 1387826 DEEDWARR
03/03/2026 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20260303-0016963

WARRANTY DEED

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

DM-C-26-413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/15/27 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittany Austin	**Same as New Owner**	
(NAME) **413 Becanni Lane**	(NAME)	**090-12-1A-031.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **OLIVIA HANCERI, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANY AUSTIN, AN 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. 31 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 and amended in Instrument No. 20200117-0006311, Instrument No. 20200710-0075567, Instrument No. 20201104-0129388, Instrument No. 20210420-0052966, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being the same property conveyed to Olivia Hanceri, single woman by Warranty Deed from The Becanni, LLC, a Tennessee limited liability company of record in Instrument No. 20220504-0051647 Register's Office for Davidson County, Tennessee, dated April 27, 2022 and recorded on May 04, 2022.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 58, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 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 and Instrument No. 20250319-0019747, Register's Office for Davidson County, Tennessee.
- Charter of The Becanni Owners Association, Inc. of record in Instrument Number 20191023-0108870, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180924-0094251, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20200519-0051617, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20200804-0086366, in the Register's Office for Davidson County, Tennessee.
- Declaration of Temporary Construction Easement of record in Instrument Number 20200929-0112356, in the Register's Office for Davidson County, Tennessee.
- Agreement between Becanni Owners Association and Metro Services of record in Instrument Number 20191030-0111315, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **413 Becanni Lane, Nashville, Tennessee 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 2 DAY OF MARCH, 2026.

Olivia Hanceri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OLIVIA HANCERI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of March, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 3/2/26.

Affiant Signature – Joshua A. Terry

3/3/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 3/3/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27