Send taxes to:

WHEN RECORDED MAIL TO:
ROBERT A. WHEATLEY JR.
317 Becanni Ln
Nashville, Tennessee 37209

Karen Johnson Davidson County
Batch # 1396329 DEEDQC
03/23/2026 03:02:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260323-0023025

DOCUMENT PREPARED BY:
GUARDIAN LAW
833 E Pioneer Road, Suite #102
Draper, UT 84020

QUIT-CLAIM DEED

ROBERT A. WHEATLEY JR., of NASHVILLE, DAVIDSON COUNTY, TENNESSEE, (hereinafter "Grantor"), hereby conveys and quit claims to:

ROBERT A. WHEATLEY JR., Trustee of THE ROBERT A. WHEATLEY JR. LIVING TRUST, (hereinafter "Grantee"), dated September 24, 2025.

For ten dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described tract of land in Davidson County, State of TN, to wit:

Legal Description: A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 50 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 Number 20191212-012S228, amended in Instrument Nos. 20200117-0006311, 20200710-0075567, 20201104-0129388, 20210420-0052966 and 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 part of the same property conveyed to The Becanni, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Gary W. Bianucci and wife, Barbara A. Bianucci, and Edward D. Deford, married, of record in instrument No:20190422-0036464, in the Register's Office of Davidson County, Tennessee, dated April 12, 2019 and recorded on April 22, 2019.

Source of title: 20230324-0021497

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 casements, utility casements or rights of ways for public utilities that appear in the appropriate public record. pursuant to the provisions of Tennessee Code Amn _6 7-5-603, or correction assessments Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, assessments and other matters above 50. the plat of Re-Subdivision of James Spence Dr. Property, as recorded in Plat Book 4350.

Paso 84

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191212-0128225, as amended in Instrument Nos. 20200117-0006311, 20200710-0073567, 20201104-0129388, 20210420-0052966 and 20230222-0012411.

Covenants, Conditions and Restrictions at set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20180924-0094251 and 20200804-0086366.

Easement recorded in Instrument No. 20200519-0051617.

Fo20092) 0f1 Declaration of Temporary Construction, recorded in Instrument No.

Letter of Responsibility recorded in Instrument No. 20191030-0111315.

This is improved property located at 317 Bocanni Lane Lot 50 Nashville TN 37209

Parcel Number: *** 090 12 1 A 050.00

Witness the hand of said grantors, this 24th day of September, 2025.

Robert A. Wheatley Jr.
ROBERT A. WHEATLEY JR., Grantor

STATE OF Tennessee)
: ss
COUNTY OF Davidson)

On the 24th day of September, 2025, personally appeared before me, Robert A. Wheatley Jr., signers of the foregoing instrument, who acknowledged to me that they executed the same.

My commission expires: 01/11/2026

Jazmine Young
Notary Public

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON