Karen Johnson Davidson County
Batch# 1413964 DEEDWARR
05/01/2026 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,142.30
20260501-0038703

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: OCTOBER 25, 2026
(AFFIX SEAL) 11/15/27

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 260136

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Matthew Daniel Williams | New Owner | 090-12-1A-046.00-CO |
| (NAME) | (NAME) | |
| 443 Becanni Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED SEVENTY-NINE THOUSAND AND NO/100 Dollars ($579,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RYAN SIMMONS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW DANIEL WILLIAMS, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, 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. 46 of The Becanni, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Beccani, a Horizontal Property Regime, of record in Instrument Number 20191212-0128228; as amended in Instrument No. 20200117-0006311, Instrument No. 20200710-0075567 and Instrument No. 20201104-0129388, 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 Ryan Simmons, an unmarried man by Warranty Deed from Matthew A. Ernest, unmarried of record in Instrument No. 20221013-0112486 Register's Office for Davidson County, Tennessee, dated October 12, 2022 and recorded on October 13, 2022.

unimproved ☐
This is improved ☒ property, known as 443 Becanni Lane, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 29 day of April, 2026.

Ryan Simmons

STATE OF TENNESSEE

COUNTY OF WILSON

Signed and sworn to before me the 29 of April, 2026, by Ryan Simmons, 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 (or person's) free act and deed.

Notary Public

Affix stamp/seal:



# 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 4/29/26.

Affiant Signature – Joshua A. Terry

4/30/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/30/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27