Karen Johnson Davidson County
Batch# 1470610 DEEDQC
09/09/2026 01:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260909-0083682

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Chase Larsen, et ux.

TO:

Chase McKay Riley Larsen and Grace Elizabeth Larsen, Trustees of the Larsen Family Revocable Trust dated September 9, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 9th day of September, 2026, by **Chase Larsen and Grace Larsen, husband and wife** ("Grantors"), to **Chase McKay Riley Larsen and Grace Elizabeth Larsen, Trustees of the Larsen Family Revocable Trust dated September 9, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, more particularly described as follows: A certain unit located in Davidson County, Tennessee, being known as designated as Unit No. 12 of The Becanni, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restriction establishing The Becanni, a Horizontal Property Regime, of record in Instrument No. 20191212-0128228, as being 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 Chase Larsen and Grace Larsen, husband and wife, by Warranty Deed from Anthony Valentine and Ashley Chaffin, each an unmarried person, dated March 19, 2026, and recorded on March 23, 2026, in Instrument No. 20260323-0022701, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

In this instrument, words importing the singular include the plural and vice versa, and words importing any gender include all genders.

This is real property known as: **430 Becanni Lane, Nashville, TN 37209**.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Chase Larsen
Grantor

Grace Larsen
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Chase Larsen and Grace Larsen**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 9th day of September, 2026.



Notary Public

My Commission Expires: 11.5.29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Chase McKay Riley Larsen and Grace Elizabeth Larsen, Trustees 430 Becanni Lane Nashville, TN 37209	Same/Owner	430 Becanni Lane Nashville, TN 37209 090-12-1A-012.00

Certificate of Authenticity

I, Alexandra H. Anderson, 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 Sept. 9, 2026.

Alexandra H. Anderson — 9.9.26

Affiant Signature — Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this
9th day of September, 2026.

Jennifer Wheeler

Notary's Signature
My Commission Expires: 11.5.29

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON