Karen Johnson Davidson County
Batch# 289778 DEEDQC
09/23/2019 11:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190923-0096358

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 12th day of September, 2019.

Notary Public

My commission expires: 9/7/21

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Calvin Milano	**New Owner**	**081-08-2-C-001.00**
1721A 5th Avenue N		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CALVIN MILANO and CARLY MILANO, " GRANTOR(S)", by these presents, do hereby quitclaim and convey unto CALVIN MILANO and wife, JULIA MARIE MILANO, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of 5th Avenue Townhomes, a horizontal property regime with private elements, established by Declaration of record in Instrument No. 20130312-0024672, Register's Office of Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to th aforementioned Declaration, and being located upon Lot No. 182 on the Plan of North Nashville Real Estate Property of record in Plat Book 21, Page 105, Register's Office of Davidson County, Tennessee..

Being the same property conveyed to Calvin Milano and Carly Milano by Warranty Deed from Jeffrey Bernard Krones dated 5/12/17 of record in Instrument No. 20170515-0048224, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known 1721A 5th Avenue N, Nashville, TN 37208.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 12th day of September, 2019.

CALVIN MILANO

CARLY MILANO

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at office this 12th day of September, 2019.

My commission expires: 9/7/21

NOTARY PUBLIC

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at office this 12th day of September, 2019.

My commission expires: 9/7/21

NOTARY PUBLIC

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

201909230096358

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER