WARRANTY DEED

Karen Johnson Davidson County
Batch# 402843 DEEDWARR
05/19/2020 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20200519-0052114

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-13-22

(AFFIX SEAL)

MORGAN O'NEAL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda J. Milas and Martin L. Milas	Pinnacle Bank	
(NAME)	(NAME)	
5906 A Morrow Rd	150 3rd Ave S. #1000	091061R00100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DIGNITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA J. MILAS AND MARTIN L. MILAS, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Unit A of Homes at 5906 Morrow Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 5906 Morrow Road, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190909-0090885, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 5906 Morrow Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190909-0090885, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Roy E. Beeler, and wife, Jean E. Beeler, by Warranty Deed from Neada George Carr, married, of record in Book 6988, Page 323, in the Register's Office of Davidson County, Tennessee, dated September 17, 1986 and recorded on September 23, 2019. Jean E. Beeler died on December 29, 2014, leaving Roy E. Beeler as sole surviving Tenant by the Entirety.

Being part of the same property conveyed to Marla Phyllis Martin, by Quitclaim Deed from Roy E. Beeler, the widower of Jean E. Beeler, of record in Instrument No. 20190717-0070009, in the Register's Office of Davidson County, Tennessee, dated July 17, 2019 and recorded on July 17, 2019.

Being part of the same property conveyed to Dignity, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Marla Phyllis Martin, Unmarried, of record in Instrument No. 20190904-0089053, in the Register's Office of Davidson County, Tennessee, dated September 03, 2019 and recorded on September 04, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5906 A Morrow Rd, Nashville, TN 37209
(House Number) (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 my hand this 12th day of May, 2020

DIGNITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: MAYA ENTERPRISES, LLC, MEMBER OF DIGNITY, LLC

BY: _____

SEMIH GULERTIP, MEMBER MANAGER OF MAYA ENTERPRISES, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Semih Gulertip, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member Manager of Maya Enterprises, LLC, Member of Dignity, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member Manager of Maya Enterprises, LLC, Member of Dignity, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member Manager of Maya Enterprises, LLC, Member of Dignity, LLC, the within named bargainor, a Tennessee limited liability company.

Witness my hand and official seal this 12th day of May, 2020.

Commission expires:

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023

_____
Notary Public

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

