Karen Johnson Davidson County
Batch# 403887 DEEDWARR
05/20/2020 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $3,137.60
20200520-0052540

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $848,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF MAY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11.20-23

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-7159B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Calvin James Milano and Julia Marie Milano	NEW OWNER	118-01-2E-001.00-CO
1003 A Caruthers Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AGAPE RENTAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, SERIES NO. 1808

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CALVIN JAMES MILANO AND JULIA MARIE MILANO, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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, Homes at 1003 Caruthers, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150608-0053443, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Agape Rental Properties, LLC, a Tennessee Limited Liability Company, Series No. 1808 by Quitclaim deed from Karen Kingsbury Russell and Donald R. Russell, Jr., wife and husband of record in Instrument No. 20180316-0025217 Register's Office for Davidson County, Tennessee, dated March 12, 2018 and recorded on March 16, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1003 A Caruthers Avenue, Nashville, TN 37204

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 15th day of May, 2020.

Agape Rental Properties, LLC, a Tennessee limited liability company, Series No. 1808

BY: _____

Karen M. Kingsbury Russell, Member

BY: _____

Donald R. Russell, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Karen M. Kingsbury Russell and Donald R. Russell, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members (or other officer authorized to execute the instrument) of Agape Rental Properties, LLC, the within named bargainor, a Tennessee limited liability company, Series No. 1808, and that they as such Members executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of May, 2020.

_____

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 20-7159B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY