THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627917

Karen Johnson Davidson County
Batch# 433742 **DEEDWARR**
07/09/2020 12:47:20 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20200709-0074703

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $615,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2020.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carly Milano 1721A 5th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 081 08 2C 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Calvin Milano and wife, Julia Marie Milano** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Carly Milano**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of 5th Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 5th Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No. 20130312-0024672, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Calvin Milano and wife, Julia Marie Milano, by Quitclaim Deed from Calvin Milano and Carly Milano, of record in Instrument No. 20190923-0096358, in the Register's Office of Davidson County, Tennessee, dated September 12, 2019 and recorded on September 23, 2019.

Being the same property conveyed to Calvin Milano, unmarried man and Carly Milano, unmarried woman, tenants in common with full right of survivorship by Warranty Deed from Jeffrey Bernard Krones, of record in Instrument No. 20170515-0048224, in the Register's Office of Davidson County, Tennessee, dated May 12, 2017 and recorded on May 15, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTHNASHVILLE REAL ESTATE COMPANY , as recorded in Plat Book 21, Page(s) 105.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130312-0024672.

This is improved property located at 1721A 5th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2020.

Calvin Milano

Julia Marie Milano

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Calvin Milano and Julia Marie Milano, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021