QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 469778 DEEDQC
09/03/2020 01:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200903-0100799

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of AUGUST, 2020.

Notary Public
MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda J. Milas and Martin L. Milas	SAME AS NEW OWNER	091060028.00
(NAME) 5906 Morrow Road, Unit A	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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 **Linda J. Milas and Martin L. Milas, wife and husband,** hereinafter called the Grantor(s), has quitclaimed **Linda J. Milas and Martin L. Milas, wife and husband and Chelsea Thorpe, an unmarried woman, joint tenants with right of survivorship**, hereinafter called the Grantee(s), their heirs and/or 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 No. A on the plan of Homes at 5906 Morrow Road, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 5906 Morrow Road, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190909-0090885, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Linda J. Milas and Martin L. Milas, wife and husband, by Warranty Deed from Dignity, LLC, a Tennessee limited liability company, dated May 12, 2020 and recorded May 19, 2020 in Instrument No. 20200519-0052114, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (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) other matters of public record.

This is improved and unimproved property known as 5906 Morrow Road, Unit A, Nashville, TN 37209.

Witness my hand this 4th day of August, 2020.

Linda J. Milas

Martin L. Milas

STATE OF Ca.
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda J. Milas and Martin L. Milas** the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of August, 2020.

Notary Public

My Commission Expires:

(SEAL)

KARI L. HALVERSON
Notary Public - California
Orange County
Commission # 2321176
My Comm. Expires Feb 11, 2024

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

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY