This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-9725-TC

Karen Johnson Davidson County
Batch# 524832 **DEEDWARR**
12/04/2020 02:31:57 PM 2 pgs
Fees: $13.00 Taxes: $1,416.73

20201204-0141328

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $382,900.00.

Affiant

Subscribed and sworn to before me, this the 1st day of December, 2020.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

Address New Owner(s)	Send Tax Bills To:	Map Parcel Number(s)
Rimas Milaitis and Karen Faye Milaitis 2052 Elliott Avenue Nashville, TN 37204	New Owner	105 14 0A 016.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **ML Sound Investments, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rimas Milaitis and Karen Faye Milaitis, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated in Davidson County, Tennessee, and being Unit 2052, together with the appurtenant common elements of Waverly Place II Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Waverly Place II Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20040909-0109214, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration. Reference is hereby made to the site-plan of Waverly Place II, attached as exhibit to said Declaration, for a more complete identification and placement of such Unit.

Being the same property conveyed to ML Sound Investments, LLC, a Tennessee limited liability company by Quitclaim Deed from Michael L. Jobe and Lindi-Jo M. Jobe, husband and wife, dated November 10, 2017, recorded November 15,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-SB-VRES-20-2052

2017, of record in Instrument No. 20171115-0117267, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2052 Elliott Avenue, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 1st day of December, 2020.

GRANTOR:

ML Sound Investments LLC, a Tennessee Limited Liability Company

By: _____, Member
Michael Leonard Jobe, Member

By: _____ Jobe Member
Lindi-Jo Mowrey Jobe, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Leonard Jobe, Member and Lindi-Jo Mowrey Jobe, Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Member of ML Sound Investments, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of December, 2020.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24