WARRANTY DEED

Karen Johnson Davidson County
Batch# 544573 DEEDWARR
01/04/2021 12:33:42 PM 4 pgs
Fees: $23.00 Taxes: $2,482.33

20210104-0000595

ASHIL SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christina Milkowski	Christina Milkowski	Parcel ID:
(NAME) 516 Garfield St, #9 Nashville, TN 37208	(NAME) New Owner	081 08 4X 009 00 CO
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bryan Development Group, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christina Milkowski, an unmarried woman**, 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:

Being Unit 9 as shown on Declaration of covenants, conditions and restrictions for The ROW at 6th and Garfield, a Horizontal Property Regime with Private Elements of record in Instrument Number 20190114-0003506, Register's Office, Davidson County, Tennessee, to which reference is herein made for a more particular description.

Being a portion of the same lands described in a conveyance from Murphy Goodman and Sonya Bernice Goodman, Trustees of the Murphy-Sonja Family Trust, under Trust Agreement dated July 6, 2017 to Bryan Development Group, LLC by Deed recorded September 13, 2018 in Instrument Number 20180913-0090953, Register's Office, Davidson County, Tennessee.

Further known as: 516 Garfield Street, Unit #9, Nashville, TN 37208
Parcel ID: 081084X00900CO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 516 Garfield Street, Unit #9, Nashville, TN 37208

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 our hands this 13th day of November, 2020

Bryan Development Group, LLC

BY: _____
Murphy Goodman, Member

_____
Sonya Bernice Goodman, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for the aforesaid state and county, personally appeared , Murphy Goodman, Member, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be the Member of Bryan Development Group, LLC, the bargainor, and that he, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the corporation by himself as such Member.

Witness my hand and official seal, this the 13th of November, 2020.

_____
Notary Public

My Commission Expires: 10/26/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN

COUNTY OF Davidson

Before me, a Notary Public in and for the aforesaid state and county, personally appeared , Sonya Bernice Goodman, Member, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged herself to be the Member of Bryan Development Group, LLC, the bargainor, and that she, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the corporation by herself as such Member.

Witness my hand and official seal, this the 13th of November, 2020.

Notary Public

My Commission Expires: 6/26/23

(SEAL)



This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 516 Garfield Street, Unit #9, Nashville, TN 37208

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 our hands this 13th day of November, 2020

Bryan Development Group, LLC

BY: _____
Murphy Goodman, Member

_____
Sonya Bernice Goodman, Member

STATE OF TENNESSEE

COUNTY OF

Before me, a Notary Public in and for the aforesaid state and county, personally appeared , Murphy Goodman, Member, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be the Member of Bryan Development Group, LLC, the bargainor, and that he, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the corporation by himself as such Member.

Witness my hand and official seal, this the 13th of November, 2020.

_____
Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY