QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 692478 DEEDQC
08/06/2021 12:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210806-0106302

File No.: RES-21-1416-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Cusimano	NEW OWNER	
(NAME)	(NAME)	Property 1: 072-11-2N-001.00CO
305 N Conception St, apt 5 Mobile, AL 36603		Property 2: 072-11-2N-002.00CO
(ADDRESS)	(ADDRESS)	

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, I/WE, **MILA ROSE HOLDINGS, INC., AN ALABAMA CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHARLES ANTHONY CUSIMANO, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Property 1:
A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 1416 Monetta Avenue, a Horizontal Property Regime, of record in Instrument No. 20210623-0085066, 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, to which reference is hereby made for a more complete description.

Being part of the same property conveyed from Urban Gate Properties, LLC, a Tennessee Limited Liability Company, to Mila Rose Holdings, Inc., an Alabama Corporation, by Warranty Deed dated April 27, 2021, recorded April 29, 2021, in Instrument No. 20210429-0057354, in the Register's Office of Davidson County, Tennessee.

Property 2:
A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 1416 Monetta Avenue, a Horizontal Property Regime, of record in Instrument No. 20210623-0085066, 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, to which reference is hereby made for a more complete description.

Being part of the same property conveyed from Urban Gate Properties, LLC, a Tennessee Limited Liability Company, to Mila Rose Holdings, Inc., an Alabama Corporation, by Warranty Deed dated April 27, 2021, recorded April 29, 2021, in Instrument No. 20210429-0057354, in the Register's Office of Davidson County, Tennessee.

This is **improved** property, known as 1416A Monetta Avenue, Nashville, TN 37216 and 1416B Monetta Avenue, Nashville, TN 37216
(House Number) (Street) (City or Town) (State) (Postal Zip)

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/our hand(s) this 30 day of July, 2021.

Mila Rose Holdings, Inc., an Alabama Corporation

By: _____
Charles Anthony Cusimano, President

STATE OF Alabama

COUNTY OF Mobile

Before me, personally appeared Charles Anthony Cusimano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Mila Rose Holdings, Inc., the within named bargainor, a Corporation, and that such Charles Anthony Cusimano as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, this 30 day of July, 2021.

Robert Harris
Notary Signature
My commission expires: 3/3/24



RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Christy Burkhalter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 5, 2021.

Christy Burkhalter
Affiant Signature

8/5/21
Date

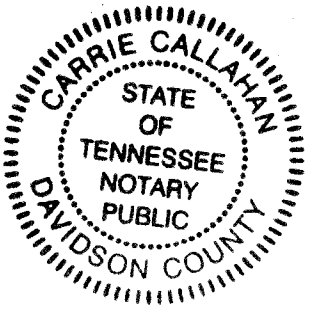
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 5th day of August, 2021.

Carrie Callahan
Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal



File No. RES-21-1416-A