WARRANTY DEED

Karen Johnson Davidson County
Batch# 697417 DEEDWARR
08/13/2021 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $3,283.75
20210813-0109734

W-SB-VRES-21-410

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson BS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $887,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/22 (AFFIX SEAL)

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Luis Santizo and Nicole Santizo	New Owner	
(NAME)	(NAME)	
1900 Cabana Drive		**092-09-3E-006.00**
(ADDRESS)	(ADDRESS)	
San Jose, CA 95125		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MATTHEW MILAM AND LAUREN MILAM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUIS SANTIZO AND NICOLE SANTIZO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 on the Plan of 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170427-0041368, and amended in Instrument No. 20190207-0011617, and in Instrument No. 20190521-0047858, and Attorney's Certificate of record In Instrument No. 20190610-0055489, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 36th Avenue North Townhomes, shown on Exhibit "C" to the Declarations of record in Instrument No. 20170427-0041368, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Green Light Real Estate Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Carbine & Associates, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170314-0024890 Register's Office for Davidson County, Tennessee, dated March 13, 2017 and recorded on March 14, 2017. (Value of consideration shown in aforementioned deed $9,30,000.00.)

Being a portion of the same property conveyed to Matthew Milam and Lauren Milam, husband and wife by Warranty deed from Carbine & Associates, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190812-0080316 Register's Office for Davidson County, Tennessee, dated August 09, 2019 and recorded on August 12, 2019. (Value or consideration as shown in aforementioned deed $627,500.00.) Being also known as 410 36th Ave N Nashville, TN 37209.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 161, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20170427-0041368, amended at Instrument No. 20190207-0011617 and Instrument No. 20190521-0047858 and Attorney's Certificate recorded in Instrument No. 20190610-0055489, Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20161230-0137347, in the Register's Office for Davidson County, Tennessee.
- Boundary Line Agreement and Declaration of Easements of record in Instrument Number 20180420-0037244, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **410 36th Ave N, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11th DAY OF AUGUST, 2021.

Matthew Milam

Lauren Milam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW MILAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/25/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN MILAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/25/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Nick Harris, 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 8-11-2021.

Date

Affiant Signature

8-11-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of August, 2021.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON