THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736182

Karen Johnson Davidson County
Batch# 710204 **DEEDWARR**
09/03/2021 02:57:00 PM 2 pgs
Fees: $13.00 Taxes: $3,977.50

20210903-0119065

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of September ~~August~~, 2021.

Notary Public
My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven G Wyman II and Shannon L McChesney 1003 Caruthers Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 118 01 2E 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Calvin James Milano and Julia Marie Milano, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Gregory Wyman, II and Shannon Louise McChesney, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A Homes at 1003 of Caruthers, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1003 of Caruthers, a Horizontal Property Regime, of record in Instrument Number 20150608-0053443, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Calvin James Milano and Julia Marie Milano, husband and wife, by Warranty Deed from Agape Rental Properties, LLC, a Tennessee Limited Liability Company, Series No. 1808, of record in Instrument No. 20200520-0052540, in the Register's Office of Davidson County, Tennessee, dated May 15, 2020, and recorded on May 20, 2020.

Being part of the same property conveyed to Agape Rental Properties, LLC, a Tennessee limited liability company, Series No. 1808, by QuitClaim Deed from Karen Kingsbury Russell and Donald R. Russell, Jr., wife and husband, of record in Instrument No. 20180316-0025217, in the Register's Office of Davidson County, Tennessee, dated March 12, 2018 and recorded on March 16, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150608-0053443.

This is improved property located at 1003 Caruthers Avenue Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of August, 2021.

Calvin James Milano

Julia Marie Milano

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Calvin James Milano and Julia Marie Milano, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024