WARRANTY DEED

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RES-22-1416B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/20/2026
(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

File No.: RES-22-1416B

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Johnson	New Owner	072 11 2N 002.00 CO
(NAME)	(NAME)	
1416 B Monetta Avenue, Nashville, TN 37216	same	
(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, **CHARLES ANTHONY CUSIMANO, A SINGLE MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ANGELA JOHNSON**, 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:

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 to Mila Rose Holdings, Inc., an Alabama Corporation, from Urban Gate Properties, LLC, a Tennessee Limited Liability Company, 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.

Further being part of the same property conveyed to Charles Anthony Cusimano, unmarried, from Mila Rose Holdings, Inc., an Alabama Corporation, by Warranty Deed dated July 30, 2021, recorded August 6, 2021, in Instrument No. 20210806-0106302, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

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

Karen Johnson Davidson County
Batch# 961751 DEEDWARR
01/17/2023 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20230117-0003780

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 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 13 day of January, 2023

Charles Anthony Cusimano

STATE OF Alabama
COUNTY OF Mobile

On this 13 day of January, 2023, before me personally appeared Charles Anthony Cusimano, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of January, 2023.

Notary Signature
My commission expires: 10/22/25

DENISE ALAWINE NOTARY PUBLIC ALABAMA STATE AT LARGE

Certificate of Authenticity

I, Kristen Ladines, 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 January 17, 2023.

Affiant Signature

1/17/2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 17th day of January, 2023.

Notary's Signature

My Commission Expires: 10/20/2026

Notary's Seal

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

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