WARRANTY DEED

Karen Johnson Davidson County
Batch# 1012298 DEEDWARR
06/07/2023 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20230607-0043283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of June, 2023.

Notary Public

MY COMMISSION EXPIRES: 6-21-2026

(AFFIX SEAL) NOTARY PUBLIC ALABAMA

EMIT L MCCAFFERTY III
My Commission Expires
June 21, 2026

File No.: RES-23-1416A

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
Sheyda Fassari	New Owner	072 11 2N 001.00 CO
(NAME)	(NAME)	
1416A 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, AN UNMARRIED PERSON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SHEYDA FASSARI, AN UNMARRIED WOMAN**, 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 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 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 A Monetta Avenue, Nashville, TN 37216
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 5 day of June, 2023.

Charles Anthony Cusimano

STATE OF ALABAMA
COUNTY OF MOBILE

On this 5 day of June, 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 5 day of June, 2023.

Notary Signature
My commission expires: 6-21-2026

STATE OF ALABAMA NOTARY PUBLIC
EMIT L MCCAFFERTY III
My Commission Expires
June 21, 2026

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Natalie A. McKee, 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 June 7, 2023.

Affiant Signature

6/7/2023
Date

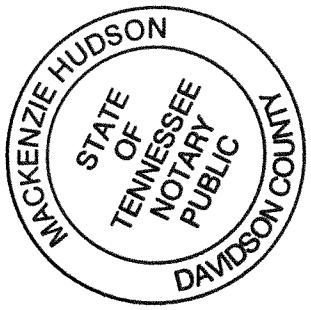
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 7 day of June, 2023.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal



File No. RES-23-1416A