THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146320**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Nancy Enoch Affiant Subscribed and sworn to before me, this 4th day of January, 2024. Tracy Perry Notary Public My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1088756
01/05/2024 09:22:41 AM
Fees: $13.00 Taxes: $3,700.00

Davidson County
DEEDWARR
2 pgs

20240105-0001082

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joy A. Henningsen 916B Montrose Avenue Nashville, TN 37204	New Owner	Tax Parcel ID No. 118 01 2G 002.00

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"), have this day bargained and sold, and do hereby transfer and convey to **Joy A. Henningsen, unmarried woman,** ("Grantees"), her 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. B of Homes at 916 Montrose Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 916 Montrose Avenue, a Horizontal Property Regime, of record in Instrument No. 20160808-0082450, as amended in Instrument No. 20160811-0083805, 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 the same property conveyed to Calvin James Milano and Julia Marie Milano, husband and wife, by Warranty Deed from Geoffrey W. Smith and Melissa J. Smith, husband and wife, of record in Instrument No. 20210920-0125935, in the Register's Office of Davidson County, Tennessee, dated September 16, 2021 and recorded on September 20, 2021.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Montrose Place, as recorded in Plat Book 57, Page(s) 93.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160808-0082450, as amended in Instrument No. 20160811-0083805.

This is improved property located at 916B Montrose 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 4th day of January, 2024.

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 (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2024.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____