WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,000 00

Shirley Ann Liska
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2025

Lesley A Wilson
Notary Public
MY COMMISSION EXPIRES. 12-19-2026

Karen Johnson
Batch # 1293798
07/03/2025 01:59:21 PM
Fees $13 00 Taxes $2,142 30

Davidson County
DEEDWARR
2 pgs

20250703-0052836

LESLEY A. WILSON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES DECEMBER 19, 2026
ST. LOUIS CITY
COMMISSION #14395398

File #25-TL-5006-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO.	MAP / PARCEL NUMBER (S)
Rodell Milam and Margaret Garlinda Burton	**New Owner**	
(NAME)	(NAME)	**110 02 0B 035.00**
5006 Harbor Reserve Cove		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(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,

SHIRLEY ANN LISKA, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

RODELL MILAM, AND MARGARET GARLINDA BURTON,

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 A of Lot 22 on the Plan of THE RESERVE AT SEVEN POINTS, LOTS 1 THROUGH 41 AND OPEN SPACES A THROUGH H, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, Established by the Declaration of Covenants, Conditions, and Restrictions for The Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H of record in Instrument No. 20171004-0101710 and amended in Instrument No 20180323-0027343 to reference plat and shown on Amendment of record in Instrument No 20191121-0120347 and amending Plat of record in Instrument No. 20180223-0017267, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit

Being the same property conveyed to John William Liska, Jr and Shirley Ann Liska, Husband and Wife, by Warranty Deed from Frank Batson Homes, Inc , of record in Instrument No. 20200803-0085338, in the Register's Office of Davidson County, Tennessee, dated July 31, 2020, and recorded on August 03, 2020 The said John William Liska, Jr. died on October 23, 2023, leaving Shirley Ann Liska as surviving tenant by the entirety.

This conveyance is subject to.
* Property Taxes for the year 2025 and all subsequent years
* Plat of JOHN C. FISHER PROPERTY, as recorded in Plat Book 5060, Page(s) 60.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE RESERVE AT SEVEN POINTS, as recorded in Instrument No 20180223-0017267.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171004-0101710 as amended in Instrument No. 20180228-0018757; Instrument No. 20180228-0018758, Instrument No. 20180323-0027343; Instrument No. 20180323-0027344, Instrument No. 20180515-0046399, Instrument No. 20180522-0049127; Instrument No 20180809-0078795; Instrument No. 20180809-0078821, Instrument No. 20181026-0106398 as corrected in Instrument No 20181120-0114268, further amended in Instrument No 20190418-0036019; Instrument No 20190103-0000738, Instrument No 20190412-0033797, Instrument No. 20190418-0036020; Instrument No 20190816-0082471, Instrument No. 20190816-0082472; Instrument No. 20190816-0082474, Instrument No 20190816-0082475; Instrument No. 20191008-0103174; Instrument No. 20191121-0120347; Instrument No. 20200109-0003367; Instrument No 20200109-0003383, Instrument No 20200110-0003619; Instrument No. 20200323-0031610; Instrument No. 20200323-0031611, Instrument No 20200619-0065466, Instrument No. 20200820-0094003; Instrument No 20201002-0114096; Instrument No 20201203-0140406, Instrument No 20201203-0140407; Instrument No 20201203-0140409, Instrument No 20210420-0052893; Instrument No 20210420-0052897, Instrument No. 20210610-0077955, Instrument No.

20210610-0077957, Instrument No 20210610-0077958; Instrument No. 20210610-0077961; Instrument No 20210610-0077966; Instrument No 20210610-0077975; Instrument No 20210610-0077984; Instrument No 20220209-0014954, Instrument No 20220209-0014955; Instrument No 20220209-0014956

* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No 20160823-0088147.
* Easement for Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances, recorded in Instrument No. 20200113-0004594 and Instrument No. 20200113-0004601
* Charter for Reserve at Seven Points Townhouse Corporation recorded as Instrument No. 20171004-0101711.
* Common Open Space Deed recorded as Instrument No. 20240913-0070933
* Reservations in Deed recorded in Book 2965, Page 588.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as **5006 Harbor Reserve Cove, Nashville, TN 37076**.

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 27th day of June, 2025

Shirley Ann Liska

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ St. Louis

On this 27th day of June, 2025, before me personally appeared Shirley Ann Liska, 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 27th day of June, 2025

Notary Signature Lesley A. Wilson
My commission expires. 12-19-2026

LESLEY A. WILSON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES DECEMBER 19, 2026
ST. LOUIS CITY
COMMISSION #14395398

Return to:
Rudy Title & Escrow, LLC
POST RECORDING
608 Shelby Avenue
Nashville, TN 37206