WARRANTY DEED

Karen Johnson Davidson County
Batch# 820207 DEEDWARR
03/11/2022 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20220311-0028510

MJ-P-21-1143

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23 (AFFIX SEAL)

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Thomas J. Cullen and Donja Cullen	**NEW OWNER**	
(NAME) **1143 Glendale Lane**	(NAME) 1143 Glendale Lane	**131-08-0W-002.00-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Nashville TN 37204	
(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, **CHRISTOPHER DIAMANTIS AND WIFE, ANDREA DIAMANTIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS CULLEN AND DONJA CULLEN, HUSBAND AND WIFE,** 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 No. 1143, on the Plan of 1141 Glendale Townhomes, a Horizontal Property Regime With Private Elements, as shown on Exhibit "B" of 1141 Glendale Townhomes, as of record in Instrument 20191126-0121864 and as amended in 20201001-0113547 and 20201023-0123369, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Taylor White, unmarried and Glenn B. Rogers, II, a married man by Warranty deed from Beverly D. Gibson and Gary Smith Webb, wife and husband of record in Instrument No. 20181030-0107496 Register's Office for Davidson County, Tennessee, dated October 29, 2018 and recorded on October 30, 2018. (Value of consideration shown in aforementioned deed $627,000.00.)

Being a portion of the same property conveyed to St. Joseph Properties, LLC, a Tennessee limited liability company by Warranty deed from Taylor White, married and Glenn B. Rogers, II, a married man of record in Instrument No. 20191125-0121274 Register's Office for Davidson County, Tennessee, dated November 21, 2019 and recorded on November 25, 2019. (Value of consideration shown in aforementioned deed $757,900.00.)

Being a portion of the same property conveyed to Blue Sky Horizon, GP, a Tennessee general partnership by Quitclaim deed from St. Joseph Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20191220-0131398 Register's Office for Davidson County, Tennessee, dated December 16, 2019 and recorded on December 20, 2019. (Value of consideration shown in aforementioned deed $0.00.). As corrected by Scrivner's Affidavit in Instrument Number 20200928-0111404, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Diamantis and wife, Andrea Diamantis by Warranty deed from Blue Sky Horizon, GP, a Tennessee general partnership of record in Instrument No. 20210310-0031692 Register's Office for Davidson County, Tennessee, dated March 05, 2021 and recorded on March 10, 2021. (Value of consideration shown in aforementioned deed $1,960,727.00.) Being also known as 1143 Glendale Lane 1143 Nashville, Tennessee 37204.

This conveyance is subject to:
- Taxes for the year 2022.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191126-0121864, Instrument Number 20201001-0113364 and first amendment recorded in Instrument Number 20201001-0113547, second amendment recorded in Instrument 20201023-0123369, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1143 Glendale Lane, Nashville, Tennessee 37204**.

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 ____ DAY OF MARCH, 2022.

Christopher Diamantis

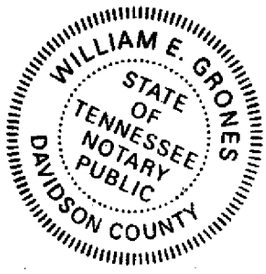
Andrea Diamantis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER DIAMANTIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREA DIAMANTIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 3/3/22

GEORGE E. MUDTER, JR.
Dated 3/3/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 3/3/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

