Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M1-R-23-3718X

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230343880**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $. 4,500,000.00 Affiant Subscribed and sworn to before me, this 11th day of April, 2023. Notary Public My Commission Expires:

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 992248 DEEDWARR
04/14/2023 10:38:31 AM 2 pgs
Fees $13.00 Taxes. $16,650 00

20230414-0027440

WARRANTY DEED

Address New Owner: Christopher Diamantis and Andrea Gabor Diamantis 3718 Woodlawn Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 01 0 205.00

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, **DSRM, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Diamantis and Andrea Gabor Diamantis, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 2 on the Woodlawn Subdivision as shown on plat of record in Instrument No. 20201030-0127061, in the Register's Office of Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being a part of the same property conveyed to DSRM, LLC, a Tennessee limited liability company, by Warranty Deed from Volunteer Builders, LLC, of record in Instrument No. 20210706-0090590, in the Register's Office of Davidson County, Tennessee, dated June 28, 2021 and recorded on July 06, 2021.

Being a part of the same property conveyed to Volunteer Builders, LLC, a Tennessee limited liability company, by Warranty Deed from Jonathan Pennington, Executor for the Estate of Phyllis Thorp Pennington, of record in Instrument No. 20200305-0024671, in the Register's Office of Davidson County, Tennessee, dated February 28, 2020 and recorded on March 05, 2020.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodlawn Subdivision, as recorded in Instrument No. 20201030-0127061.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4076, Page 318, Book 4076, Page 322, Book 4076, Page 326 and Book 4110, Page 139.

Easement for Private Sewer, recorded in Instrument No. 20210628-0087008.

This is improved property located at 3718 Woodlawn Drive Nashville TN 37215

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 executed this instrument on this 11th day of April, 2023

DSRM, LLC, a Tennessee limited liability company

By: _____
Ryan Miller, Authorized Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of DSRM, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 11th day of April, 2023.

_____
Notary Public

My Commission Expires: _____

