Karen Johnson Davidson County
Batch# 1117008 DEEDWARR
04/01/2024 04:09:30 PM 4 pgs
Fees: $23.00 Taxes: $7,233.50
20240401-0022459

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63522
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nicole Diamantis Christopher Diamantis 4909 Dakota Avenue Nashville, TN 37209	New owners

TAX MAP PARCEL NUMBERS: 10303012000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,955,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gavi Group, LLC**, a limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicole Diamantis, an unmarried woman, and Christopher Diamantis, a married man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the westerly 40 foot of Lot No. 810 and easterly 10 feet of Lot No. 812, of Block No. 37 on the Plan of Charlotte Park Company's First Addition, as of record in Plan Book 57, page 103, Register's Office for Davidson County, Tennessee, described as follows:

Said Westerly 40 feet of Lot No. 810 and said easterly 10 feet of Lot No. 812, join and front together 50 feet on the southerly side of Dakota Avenue, formerly 4th Avenue, and extend back southerly between parallel lines, 150 to an alley.

Being the same property conveyed to Gavi Group, LLC by Warranty Deed from Judson Smith, unmarried, dated November 10, 2022 and recorded on November 15, 2022, of record in Inst. No. 20221115-0121773, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2024, and subsequent years; All Matters on the Plan, with Owner's Certificate, of record in Book 57, page 103, said Register's Office; Easement for storm sewer as shown on the Plan of record in the City Engineers Office of the City of Nashville, not of record; Restrictive Covenant for Detached Structure of record in Inst. No. 20230308-0016544, said Register's Office.

This is improved property, known as 4909 Dakota Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of March, 2024.

Gavi Group, LLC

By: _____
Pamela Kurio, Member and Manager

_____
Jan Bowen, Member and Manager

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Pamela Kurio,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and were identified as **fifty percent of the members and managers** of **Gavi Group, LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such members and managers for the purposes therein contained, by signing in the name of the limited liability company as such members and managers.

Witness my hand and official seal, at office in Davidson County Tennessee this the 27th day of March, 2024.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary _____

My Commission Expires: _____

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Jan Bowen.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and were identified as **fifty percent of the members and managers** of **Gavi Group, LLC,** the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such members and managers for the purposes therein contained, by signing in the name of the limited liability company as such members and managers.

Witness my hand and official seal, at office in Davidson County Tennessee this the 27th day of March, 2024.

GREGORY POLZIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

Notary _____

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

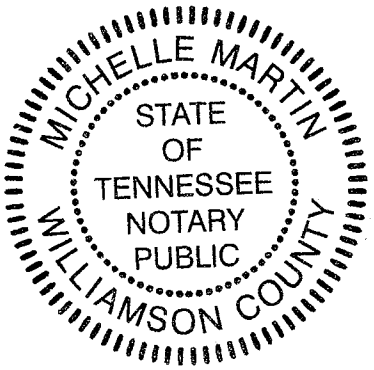
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,955,000.00.

Affiant

Sworn and subscribed before me this 27th day of March, 2024.

Notary

My Commission Expires: 9.21.26



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3-27-24.

Affiant Signature

4-1-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202404010022459