THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7715-WE

Karen Johnson
Batch # 1206541
11/19/2024 10.44.42 AM
Fees $13 00 Taxes $2,368 00

Davidson County
DEEDWARR
2 pgs

20241119-0089577

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF November, 2024

Tracey Perry
Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas George Diamantides and Garrett Thomas Diamantides and Ryan Graham Welch	Nicholas George Diamantides	
411-A 36th Avenue North	4600 Linton Blvd., Ste 320	092-09-4Y-001.00-CO
Nashville, TN 37209	Delray Beach, FL 33445	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Kingsley Properties 411-A, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas George Diamantides, a married man and Garrett Thomas Diamantides, a married man and Ryan Graham Welch, a married man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. A, on the Plan of 411 36th Avenue, a Townhouse Planned Unit Development (Horizontal Property Regime With Private Elements), established by and Site Plan of record in Exhibit "B" in the Declarations of Covenants, Conditions and Restrictions at Instrument No. 20170320-0026841, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lawrence M. Stone, Trustee and Lois V. Stone, Trustee of The Lawrence M. Stone and Lois V. Stone Revocable Trust u/a/d December 8, 2005 by Warranty Deed from Michael Sullivan Builders, G P, a Tennessee general partnership of record in Instrument No. 201901080001963 Register's Office for Davidson County, Tennessee, dated January 04, 2019 and recorded on January 08, 2019.

Being the same property conveyed to Kingsley Properties 411-A , LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Lawrence M. Stone, Trustee and Lois V. Stone, Trustee of The Lawrence M. Stone and Lois V. Stone Revocable Trust u/a/d December 8, 2005 (now also known as the Lawrence M. Stone and Lois V. Stone Revocable Living Trust and Community Property Trust dated December 8, 2005, as amended from time to time) of record in Instrument No. 201903150024052 Register's Office for Davidson County, Tennessee, dated March 14, 2019 and recorded on March 15, 2019.

Being the same property conveyed to Lawrence M. Stone and wife, Lois V. Stone by Quitclaim Deed from Kingsley Properties 411-A , LLC, a Tennessee Limited Liability Company of record in Instrument No. 202104190052242 Register's Office for Davidson County, Tennessee, dated January 04, 2021 and recorded on April 19, 2021.

Being the same property conveyed to Kingsley Properties 411-A , LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Lawrence M. Stone and wife, Lois. V Stone of record in Instrument No. 202104190052244, and Scrivener's Affidavit record in Instrument No. 202105140065310 Register's Office for Davidson County, Tennessee, dated January 04, 2021 and recorded on April 19, 2021

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **411-A 36th Avenue North, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 7th day of Nov., 2024.

Kingsley Properties 411-A, LLC, a Tennessee limited liability company

By: The Lawrence M. Stone and Lois V. Stone Revocable Living Trust and Community Property Trust, dated December 8, 2005, as amended from time to time

By: Lawrence M. Stone, TRUSTEE
Lawrence M. Stone
Its: Trustee

By: Lois V. Stone, TRUSTEE
Lois V. Stone
Its: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lawrence M. Stone** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **The Lawrence M. Stone and Lois V. Stone Revocable Trust and Community Property Trust, dated December 8, 2005, as amended from time to time** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Lawrence M. Stone** as such **Trustee**.

Witness my hand and official seal this the 7th day of November, 2024.

R.L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC My Commission Expires: Nov 8 2027

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lois V. Stone** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **The Lawrence M. Stone and Lois V. Stone Revocable Trust and Community Property Trust, dated December 8, 2005, as amended from time to time** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Lois V. Stone** as such **Trustee**.

Witness my hand and official seal this the 7th day of November, 2024.

R.L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC My Commission Expires: Nov 8 2027