P24-1715

Karen Johnson Davidson County
Batch # 1226279 DEEDQC
01/14/2025 11:17:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250114-0002866

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Unit-A 36th Avenue North, LLC 4600 Linton Blvd., Ste. 320 Delray Beach, FL 33445	New Owner	092-09-4Y-001.00-CO

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Nicholas George Diamantides, a married man and Garrett Thomas Diamantides, a married man and Ryan Graham Welch, a married man,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Unit-A 36th Avenue North, LLC, a Delaware Limited Liability Company,** all of their rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> 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, 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 Nicholas George Diamantides, a married man and Garrett Thomas Diamantides, a married man and Ryan Graham Welch, a married man, by Warranty Deed from Kingsley Properties 411-A, LLC, a Tennessee limited liability company, of record in Instrument 20241119-0089577, Register's Office for Davidson County, Tennessee.

This is improved property known as **411-A 36th Avenue North, Nashville, TN 37209.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 30 day of December, 2024.

GRANTOR:

Nicholas George Diamantides

Garrett Thomas Diamantides

Ryan Graham Welch

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Nicholas George Diamantides,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of December, 2024.

Rosalind Armand
NOTARY PUBLIC

ROSALIND CLAIRE ARMAND
Notary Public - State of Florida
Commission # HH 474404
My Comm. Expires Dec 18, 2027
Bonded through National Notary Assn.

My Commission Expires: _____

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Garrett Thomas Diamantides,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of December, 2024.

Rosalind Armand
NOTARY PUBLIC

ROSALIND CLAIRE ARMAND
Notary Public - State of Florida
Commission # HH 474404
My Comm. Expires Dec 18, 2027
Bonded through National Notary Assn.

My Commission Expires: _____

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Ryan Graham Welch,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of December, 2024.

Rosalind Armand
NOTARY PUBLIC

ROSALIND CLAIRE ARMAND
Notary Public - State of Florida
Commission # HH 474404
My Comm. Expires Dec 18, 2027
Bonded through National Notary Assn.

My Commission Expires: _____

STATE OF Florida
COUNTY OF Palm Beach

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 30 day of December, 2024.

Rosalind Armand
NOTARY PUBLIC

ROSALIND CLAIRE ARMAND
Notary Public - State of Florida
Commission # HH 474404
My Comm. Expires Dec 18, 2027
Bonded through National Notary Assn.

My Commission Expires: _____