20251155R	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00. Affiant Subscribed and sworn to before me, this the ~~30th~~ 15 day of ~~April,~~ May 2025. Notary Public My commission expires:
Karen Johnson Davidson County Batch# 1267436 DEEDWARR 05/01/2025 02:29:30 PM 3 pgs Fees: $18.00 Taxes: $5,180.00 20250501-0033827	

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Ryan Berry and Laura Berry	Same as	**130-11-0A-002.00-CO**
4011 Wayland Drive	New Owner	
Nashville, TN 37215		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steven R. Diamond, Trustee of The Steven R. Diamond Revocable Trust Dated June 2, 2000 and Mary T. Muench Diamond, Trustee of The Mary T. Muench Diamond Revocable Trust Dated June 7, 2000

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Berry and Laura Berry, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B on the Plan of Tyne Meade Section Two Lot Seven as of record in Plat Book 8250, page 141 Registers Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Steven R. Diamond, Trustee of The Steven R. Diamond Revocable Trust Dated June 2, 2000 and Mary T. Muench Diamond, Trustee of The Mary T. Muench Diamond Revocable Trust Dated June 7, 2000 by Quitclaim Deed from Steven R. Diamond and wife, Mary T. Muench-Diamond of record in Instrument No. 20030813-0116444 Register's Office for Davidson County, Tennessee, dated July 31, 2003 and recorded on August 13, 2003.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X_) unimproved (____) property known as 4011 Wayland Drive, Nashville, TN 37215

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[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 30th day of April, 2025:

The Steven R. Diamond Revocable Trust Dated June 2, 2000

By: _____
Steven R. Diamond, Trustee

The Mary T. Muench Diamond Revocable Trust Dated June 7, 2000

By: _____
Mary T. Muench-Diamond

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

TRUST ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, STEVEN R. DIAMOND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself to be TRUSTEE of THE STEVEN R. DIAMOND REVOCABLE TRUST DATED JUNE 2, 2000, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 30th day of April, 2025.

My Commission Expires: 5/13/28

_____
Notary Public

WILLIAMSON COUNTY RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

TRUST ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, MARY T. MUENCH-DIAMOND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be TRUSTEE of THE MARY T. MUENCH DIAMOND REVOCABLE TRUST DATED JUNE 7, 2000, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 30th day of April, 2025.

My Commission Expires: 5/17/28

_____
Notary Public

WILLIAMSON COUNTY RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 true and exact copy of the original document executed and authenticated according to law on **April 30, 2025** (date of document).

Affiant Signature

May 1, 2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **1** day of **May**, 2**025**.

Emilee Barrett
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

