Recordation Requested By/Return to:
MADISON SETTLEMENT SERVICES - MICHIGAN, LLC
901 WILSHIRE DRIVE, SUITE 540
TROY, MI 48084
File No. MMI-25-14754

Karen Johnson Davidson County
Batch# 1329607 DEEDQC
10/02/2025 02:11:30 PM 3 pgs
Fees: $27.00 Taxes: $0.00
20251002-0078646

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(38)

NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
ROBAG LLC, A WYOMING LIMITED LIABILITY COMPANY	ROBAG LLC, A WYOMING LIMITED LIABILITY COMPANY	103 03 0 120.00
1603 CAPITOL AVE, STE 415 CHEYENNE, WY 82001	1603 CAPITOL AVE, STE 415 CHEYENNE, WY 82001	

Executed this 11th day of September 2025.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **NICOLE DIAMANTIS, AN UNMARRIED WOMAN AND CHRISTOPHER DIAMANTIS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **ROBAG LLC, A WYOMING LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF 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 premises conveyed to NICOLE DIAMANTIS, AN UNMARRIED WOMAN AND CHRISTOPHER DIAMANTIS, A MARRIED MAN, from GAVI GROUP, LLC by Deed dated 03/27/2024, and recorded on 04/01/2024, as Instrument No., 20240401-0022459 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 4909 DAKOTA AVENUE, NASHVILLE, TN 37209
This instrument was prepared without the benefit of a title examination.

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 hand this 11th day of September, 20 25.

NICOLE DIAMANTIS **CHRISTOPHER DIAMANTIS**

STATE OF Tennessee

COUNTY OF Davidson

Before me, I. Scruggs, Notary Public of the state and county mentioned, personally appeared **NICOLE DIAMANTIS, AN UNMARRIED WOMAN AND CHRISTOPHER DIAMANTIS, A MARRIED MAN** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028

Notary Public
Printed Name: I. Scruggs
My Commission Expires: My Commission Expires Nov. 8, 2028

OATH OF VALUE CONSIDERATION

STATE OF Michigan
COUNTY OF Oakland

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to before me this the 11th day of September, 2025.

Notary Public
My commission expires: 12-18-2028

(seal)

Shelby E Cooper
Notary Public State of Michigan
Macomb County
My Commission Expires 12/18/2028
Acting in the County of Oakland

Tennessee Certification of Electronic Document

I Pam Macri, 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 September 11, 2025.

P. Macri
Affiant Signature

9-24-2025
Date

State of : Michigan

County of: Oakland

Sworn to and subscribed before me this 24th day of September, 2025.

Shelby Cooper
Notary's Signature

MY COMMISSION EXPIRES: 12-18-2028

NOTARY'S SEAL

Shelby E Cooper
Notary Public State of Michigan
Macomb County
My Commission Expires 12/18/2028
Acting in the County of Oakland