Karen Johnson Davidson County
Batch# 1338680 DEEDWARR
10/27/2025 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $7,955.00
20251027-0085167

WARRANTY DEED

CANDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,150,000.00

Elizabeth Y Bacon
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/23/2025.

Candi Schumacher
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-22-29

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 6966-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
The 4904 Dakota Avenue Revocable Trust, dated October 23, 2025	New Owner	103-03-0-120.00
4909 Dakota Avenue		
Nashville, TN 37209		

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,

Robag, LLC, a Wyoming Limited Liability Company

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

The 4904 Dakota Avenue Revocable Trust, dated October 23, 2025

HEREINAFTER CALLED THE GRANTEE(S), 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 the Westerly 40 feet of Lot No. 810 and the 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 Book 57, page 103, Register's Office of Davidson County, Tennessee.

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 feet to an alley.

Being the same property conveyed to Gavi Group, LLC by Warranty Deed from Judson Smith, unmarried of record as Instrument Number 20221115-0121773, Register's Office for Davidson County, Tennessee, dated November 10, 2022 and recorded on November 15, 2022.

Being the same property conveyed to Nicole Diamantis, an unmarried woman, and Christopher Diamantis, a married man by Warranty Deed from Gavi Group, LLC, a Limited Liability Company of record in Instrument No. 202404010022459 Register's Office for Davidson County, Tennessee, dated March 27, 2024 and recorded on April 01, 2024.

Being the same property conveyed to ROBAG, LLC , a Wyoming limited liability company by Quitclaim Deed from Nicole Diamantis, an unmarried woman and Christopher Diamantis, a married man of record in Instrument No 20251002-0078646, Register's Office for Davidson County, Tennessee dated September 11, 2025 and recorded on October 2, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on October 23, 2025.

Robag, LLC, a Wyoming Limited Liability Company

By: Christopher Diamantis
Christopher Diamantis, Sole Member

STATE OF Texas

COUNTY OF Ellis

Before me, the undersigned, an online Notary Public of said County and State, personally appeared by **audio-visual communication**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of Robag, LLC, the within named bargainor, a Wyoming limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this October 23, 2025.

NOTARY PUBLIC STATE OF TEXAS

Abi Gutierrez

ID NUMBER
13288822-2
COMMISSION EXPIRES
January 26, 2029

Abi Gutierrez

Notary Public
Electronically signed and notarized online using the Proof platform.

My Commission Expires: 01/26/2029

File #: 6966-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 23, 2025.

J. Carlton Drumwright

October 23, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 23, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY