WARRANTY DEED

Karen Johnson Davidson County
Batch# 1363959 DEEDWARR
12/31/2025 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,711.25
20251231-0104233

File No. PA-25-11608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James DiMeolo and Kylie DiMeolo	Cadence Bank	
(NAME) 3905 Nevada Avenue	(NAME) PO Box 3356	092-13-0-234.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Tupelo, MS 38803	
(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, I/we, **Ryan Walkley, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kylie DiMeolo and James DiMeolo, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 2 on the Plan of Resubdivision of the Easterly Part of Block 31, Charlotte Park 2ND Addition of record in Plat Book 3842, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Walkley, unmarried man by Warranty Deed from Greg A. Gsell, unmarried of record in Instrument No. 2020519-0051685 Register's Office for Davidson County, Tennessee, dated May 06, 2020 and recorded on May 19, 2020.

This is property more commonly known as 3905 Nevada Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 22 day of December, 2025.

Ryan Walkley

STATE OF Florida
COUNTY OF Okaloosa

On this 22 day of December, 2025, before me personally appeared Ryan Walkley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22 day of December, 2025.

Notary Signature
My commission expires: 3/28/2027

ELENA V PROFFITT
Notary Public-State of Florida
Commission # HH 578286
My Commission Expires
March 28, 2027

True Copy Certification

I, **Denise Woods,** 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 this the 22nd day of December, 2025.

Denise Woods
Affiant Signature
Date 12-29-2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of December, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

