Karen Johnson Davidson County
Batch# 1376782 DEEDWARR
02/05/2026 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,841.60
20260205-0008509

WARRANTY DEED

2025-65

APRIL G NICHOLS
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 $768,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of January, 2026.

(Affix Seal) Notary Public
My Commission Expires: 7-6-2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jacob Allen Smith 2421 Emmett Avenue Nashville, TN 37206	NEW OWNER	072.13-21-001.00 CO

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 consideration, the receipt of which is hereby acknowledged, I/we, **JD Unlimited Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jacob Allen Smith, a single man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Certain units located in Davidson County, Tennessee, being known and designated as Unit A, of HOMES AT 2421 & 2423 EMMETT AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions And Restrictions establishing HOMES AT 2421 & 2423 EMMETT A VENUE, a Horizontal Property Regime, of record in instrument number 20240305-0015399, in the register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to JD UNLIMITED PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY from Jacob R. Diamantis by Quitclaim Deed dated April 10, 2025 and recorded April 14, 2025 in Instrument #20250414-0027741, Register's Office Of Davidson County, Tennessee.

This is (X) improved property know as 2421 Emmett Avenue, Nashville, TN 37206.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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(s) this 30th day of January, 2026.

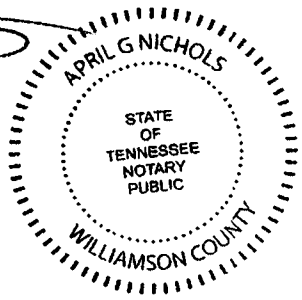
JD Unlimited Properties, LLC
By; Jacob R. Diamantis, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Jacob R. Diamantis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member (or other officer authorized to execute the instrument) of JD Unlimited Properties, LLC the within named bargainor, a limited liability company, and that such Member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Member.

Witness my hand and seal this 30th day of January, 2026.

NOTARY SIGNATURE
Notary Expires: 7-6-2027



Tennessee Certification of Electronic Document

I, April G Nichols 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 January 30, 2026 (date of document).

Affiant Signature

January 30, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

