Karen Johnson Davidson County
Batch# 1391401 DEEDWARR
03/11/2026 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $122.10
20260311-0019270

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF ~~Davidson~~ Sumner<br><br>The actual consideration or value, whichever is greater, for this transfer is $33,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 10 day of March, 2026.<br><br>Notary Public<br>My commission expires: 10/24/2028<br><br>KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN. |

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: (If left blank, send to new owner at property address) | Map-Parcel Numbers: |
|---|---|---|
| **Erin Dias, Trustee of The Cecil Elwood & Mable Lain** | **New Owner** | **004-00-0-039.00** |
| **PO BOX 695** | | |
| **Madison, TN 37116** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Amanda Dayle Diamond, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Erin Dias, Trustee of The Cecil Elwood & Mable Nadine Lain Farm Trust**

HEREINAFTER CALLED THE GRANTEES, 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 a tract of land in the First Councilmanic District of Davidson County, Tennesse, and a portion of the property conveyed to Judy Lain Ross, Steven Lain, and Gale Lain in Instrument No. 2011031-0020866, R.O.D.C.T, more accurately described according to a survey by Tommy E Walker, RLS, dated 02/10/12 as follows:

Beginning at a set iron pin, said pin being the most northwest corner of tract 3 on the same survey and the most northeast corner of herein described tract; Thence S 01 degrees 56' 32"W, 489.49 feet to a set iron pin; thence N. 89 degrees 29' 18" W. 270.25' to a set iron pin; thence N 01 degrees 56' 32"E. 445.79 feet to a set iron pin; thence N 81 degrees 22' 00" E, 274.83 feet to the point of beginnning, containing 2.90 acres.

Being the same property conveyed to Amanda Dayle Diamond (erroneously Amanda Dale Diamond in prior deed), by Quitclaim Deed from Judy Lain Ross, Gale Lain, and Steven Lain, dated June 6, 2012, of record in Instrument No. 20130806-0082160, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (___) unimproved (__x__) property known as 0 Whites Creek Pike, Joelton, TN 37080.

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 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.

Amanda Dayle Diamond Date: 3/9/24
Amanda Dayle Diamond

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Amanda Dayle Diamond, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of March, 2024.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7/20/27

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 3/9/2026 (date of document).

Jennifer Russell
Affiant Signature

3/10/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10 day of March 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

