RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT250700082

WARRANTY DEED

Karen Johnson
Batch # 1311283
08/18/2025 10 38 56 AM
Fees $13 00 Taxes $2,405 00

Davidson County
DEEDWARR
2 pgs

20250818-0065596

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Thomas G. Pappas, Jr. **1417 Stratton Ave.** **Nashville, TN 37206**	**SAME**	**083-05-0-394.00**

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 ACKNOWLEDGED, WE,

Donald R. Ungurait, unmarried

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

Thomas G. Pappas, Jr., unmarried

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 part of Lot No. 8 on the Map of the Subdivision of the C.F. Ordway Home Place as of record in Book 57, Page 88, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING on the northerly margin of Stratton Avenue 150.0 feet westerly from the westerly margin of 15th Street, formerly Bramlett Street; thence northerly 170.0 feet, more or less, to a point on the southerly margin of an alley 150.0 feet westerly from the westerly margin of 15th Street; thence westerly with said alley 50.0 feet; thence southerly parallel with the first line 170.0 feet, more or less, to the northerly margin of Stratton Avenue; thence easterly with the northerly margin of said Avenue, 50.0 feet to the point of beginning.

BEING the same property conveyed to Donald R. Ungurait, unmarried, by Quitclaim Deed from Gabrielle L. Chapman, unmarried, dated 9/14/2023 and recorded 9/20/2023 in Instrument No. 20230920-0073863, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to Donald R. Ungurait (incorrectly spelled Unqurait) and wife, Gabrielle L. Chapman by Warranty Deed from William Paul Carey, married (joined by his spouse, Andrea Carey), dated 11/15/2001 and recorded 11/26/2001 in Instrument No. 20011126-0128310, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1417 Stratton Ave., 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 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 our hands this 15th day of August, 2025.

Donald R. Ungurait

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R Ungurait the bargainor(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 and official seal at Nashville, Tennessee, this 15th day of August, 2025.

Commission Expires:_____

Notary Public

