Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT 2567 00084

WARRANTY DEED

Karen Johnson
Batch # 1313641
08/22/2025 10 18 41 AM
Fees $18 00 Taxes $1,609 50

Davidson County
DEEDWARR
3 pgs

20250822-0067331

G-ORE-25-725A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Donald R. Ungurait	SAME	
(NAME)	(NAME)	**082-08-0A-007 00-CO**
725A McFerrin Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **KENNETH DIXON AND JENNIFER DIXON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD R. UNGURAIT, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

LAND in Davidson County, Tennessee, being Unit 7 as established under the Master Deed and By-Laws of The West Eastland Townhomes, of record in Instrument No 20060718-0086336, as amended in Instrument No 20061026-0132919, Instrument No 20070227-0024222, and Instrument No 20070718-0085401, and Certificate of First Amendment to By-Laws in Instrument No 20070227-0024223, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Kenneth Dixon and wife, Jennifer Dixon by Warranty Deed from Jamie R Hollin and wife Cara L Graham of record in Instrument No 20160303-0020728 Register's Office for Davidson County, Tennessee, dated March 01, 2016 and recorded on March 03, 2016

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060718-0086336, First Amendment in Instrument No 20061026-0132919, Second Amendment in Instrument No 20070227-0024222, and Third Amendment in Instrument No 20070718-0085401, Register's Office for Davidson County, Tennessee
- By-Laws of record in Instrument Number 200700227-0024223, in the Register's Office for Davidson County, Tennessee
- Easement of record in Book 7444, Page 494 and Instrument Number 20050916-0111407, in the Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20060630-0078477, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument Number 20060811-0098974, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument Number 20060811-0099008, in the Register's Office for Davidson County, Tennessee
- Conveyance of common area of record in Instrument Number 20141112-0104213, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **725A McFerrin Avenue, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21 DAY OF AUGUST, 2025

Kenneth Dixon

Kenneth Dixon

Jennifer Dixon

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 21st of August, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

William Grones
Online Notary Public
State of New York
Clinton County
Commission #. 01GR0006371
Commission Expires 04/26/2027

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 21st of August, 2025

Notary Public
My Commission Expires 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Briana Grace, 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 8/21/25 (date of document)

Briana Grace

Affiant Signature

Date 8/21/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES _____

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON