WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $759,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-22-2029

B-WR-25-1513

Karen Johnson
Batch # 1327346
09/26/2025 02 36 54 PM
Fees $18 00 Taxes $2,808 30

Davidson County
DEEDWARR
3 pgs

20250926-0077001

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	
Ralph J. DiCicco, Jr. and Diane Maria DiCicco	**Pentagon Federal Credit Union and/or the Secretary of Veteran Affairs**	
(NAME)	(NAME)	**126-14-0A-037.00-CO**
1513 Davidge Dr.	**P.O. Box 100538**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Florence, SC 29502**	
(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, **DARYL DONATI AND TERRI DONATI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RALPH J. DICICCO, JR. AND DIANE MARIA DICICCO, HUSBAND AND WIFE,** 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 Lot No 37, on the Final Plat of Travis Trace Subdivision, Phase 3 of record at Instrument No 20180906-0088451, 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 Daryl Donati and Terri Donati, husband and wife by Special Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company of record in Instrument No. 20190410-0032446 Register's Office for Davidson County, Tennessee, dated April 09, 2019 and recorded on April 10, 2019

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record as Instrument Number 20180906-0088451, Register's Office of Davidson County, Tennessee
- Subject to all matters shown on the Plan of record as Instrument Number 20010226-0017622, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Travis Trace with By-Laws appended thereto, of record in Instrument Number 20140703-0058975, Instrument No 20170217-0016413 and Instrument No 20180604-0052828, and Instrument No. 20180601-0052239, Register's Office for Davidson County, Tennessee
- Charter of Travis Trace Homeowners Association of record in Instrument Number 20141217-0115370, in the Register's Office for Davidson County, Tennessee
- Detention pond easement agreement of record in Instrument Number 20130614-0061084, in the Register's Office for Davidson County, Tennessee
- Restrictions for stormwater facilities and system of record in Instrument Number 20140108-0002017, in the Register's Office for Davidson County, Tennessee
- Storm water detention agreement of record in Instrument Number 20070423-0047722, in the Register's Office for Davidson County, Tennessee
- Easement to Harpeth Valley Utility District of record in Instrument Number 20070523-0061462, in the Register's Office for Davidson County, Tennessee
- Sanitary sewer and/or drainage easement of record in Instrument Number 20070801-0091062, in the Register's Office for Davidson County, Tennessee
- Temporary construction easements of record in Instrument Number 20070523-0061461, in the Register's Office for Davidson County, Tennessee
- Public utility easement of record in Instrument Number 20071115-0133969, in the Register's Office for

Davidson County, Tennessee.
• Temporary construction easements of record in Instrument Number 20070523-0061460 , in the Register's Office for Davidson County, Tennessee.
• Temporary construction easements of record in Instrument Number 20070523-0061457, in the Register's Office for Davidson County, Tennessee
• Temporary construction easements of record in Instrument Number 20070523-0061459, in the Register's Office for Davidson County, Tennessee
• Agreement for dedication of public utility and drainage easements of record in Instrument Number 20130614-0061074, in the Register's Office for Davidson County, Tennessee
• Temporary construction easements of record in Instrument Number 20070523-0061458, in the Register's Office for Davidson County, Tennessee.
• Sanitary sewer and/or drainage easement to The Merropolitan Government of Nashville of record in Instrument Number 20070801-0091141, in the Register's Office for Davidson County, Tennessee
• Agreement for dedication of easement and/or public street right of way of record in Instrument Number 20130614-0061079 in the Register's Office for Davidson County, Tennessee
• Agreement for dedication of public utility and drainage easement and/or public street right of way and temporary construction easement agreement of record in Instrument Number 20130614-0061073, in the Register's Office for Davidson County, Tennessee.
• Temporary construction easement agreement of record in Instrument Number 20130614-0061078, in the Register's Office for Davidson County, Tennessee.
• Temporary construction easement agreement for sanitary sewers and appurtenances of record in Instrument Number 20130614-0061083 in the Register's Office for Davidson County, Tennessee.
• Agreement for dedication of public utility and drainage easements of record in Instrument Number 20130614-0061077, in the Register's Office for Davidson County, Tennessee.
• Agreement for dedication of public utility and drainage easements of record in Instrument Number 20130614-0061076 , in the Register's Office for Davidson County, Tennessee
• Agreement for dedication of public utility and drainage easements of record in Instrument Number 20130614-0061075, in the Register's Office for Davidson County, Tennessee
• Agreement for dedication of easement and/or public street right of way of record in Instrument Number 20130614-0061080, in the Register's Office for Davidson County, Tennessee
• Temporary construction easement agreement for sanitary sewers and appurtenances of record in Instrument Number 20130614-0061086, in the Register's Office for Davidson County, Tennessee
• Temporary construction easement agreement of record in Instrument Number 20130614-0061087, in the Register's Office for Davidson County, Tennessee
• Temporary construction easement agreement of record in Instrument Number 20130614-0061085 , in the Register's Office for Davidson County, Tennessee.
• Temporary construction easement agreement of record in Instrument Number 20130614-0061082, in the Register's Office for Davidson County, Tennessee
• Easement to Harpeth Valley Utility District of record in Instrument Number 20071210-0142184, in the Register's Office for Davidson County, Tennessee.
• Easement to Harpeth Valley Utility District of record in Instrument Number 20071109-0132431, 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 **1513 Davidge Dr., Nashville, Tennessee 37221**

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 25 DAY OF SEPTEMBER, 2025

Daryl Donati

Terri Donati

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARYL DONATI, 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 25th of September, 2025

Notary Public
My Commission Expires: 1-22-29
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRI DONATI, 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 25th of September, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

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

