Karen Johnson Davidson County
Batch# 1350750 DEEDWARR
11/25/2025 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $5,735.00
20251125-0094093

WARRANTY DEED

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00

Sharon Mallon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/17/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Dugas and Tonya Dugas	Same	
(NAME)	(NAME)	105-05-0-005.00
1224 Villa Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MICHAEL DAX MCCARTY AND WIFE, JENNIFER MCCARTY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER DUGAS AND TONYA DUGAS, HUSBAND AND WIFE**, 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 the northerly 1/2 of Lot No. 1, Block 37, as shown on the map entitled Plat of a Subdivision of Lots 37 and 52, O.B. Hay's Rokeby Addition, of record in Book 547, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 28 feet on the easterly side of Villa Place and runs back between lines 152 feet 6 1/2 inches on the south line and 152 feet 6 inches on the north line to an alley on which it measures 28 feet.

Being the same property conveyed to Michael Dax McCarty and wife, Jennifer McCarty, by deed from William Ruff and Dawn Ruff, husband and wife, of record as Instrument No. 20200422-0042037, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following matters: (a) matters shown on the Plan of record in Book 547, page 2, Register's Office for Davidson County, Tennessee; and (b) Restrictive Covenant for Detached Structure of record as Instrument No. 20200123-0008229, Register's Office for Davidson County, Tennessee.

unimproved
This is improved x property, known as 1224 Villa Place, Nashville, TN 37212
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

CH2025-1321

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 my hand this 21 day of November, 2025

MICHAEL DAX MCCARTY

JENNIFER MCCARTY

STATE OF Florida
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Dax McCarty and Jennifer McCarty, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of November, 2025.

Commission expires: 02/24/2025

Barbara A. Holland
Notary Public Barbara A. Holland

NOTARY PUBLIC STATE OF FLORIDA
BARBARA A. HOLLAND
Commission # HH 457912
Expires February 24, 2028

CH2025-1321

True Copy Certification

I, William T. Smith, 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 November 24, 2025..

Affiant Signature

Date: November 24, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of November, 2025.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

