Name and Address of New Owner:
Margaret Dunn
409 American Road, Unit 109
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 1351526 DEEDWARR
11/26/2025 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20251126-0094566

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
CMG Mortgage, Inc. dba CMG Home Loans
3160 Crow Canyon Road Ste 400 San Ramon,
CA 94583

Map & Parcel(s):
102-04-0A-109.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ikon Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Margaret Dunn, a single woman**, hereinafter called the GRANTEE, her heirs, successors 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 Unit No. 109, Hillwood Place Townhomes, as established under Master Deed of record in Instrument No. 20040130-0011736, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for s more complete description of said Unit.
>
> Being the same property conveyed to Nwando Okafor and Ikenna Okafor, wife and husband by Warranty Deed from Lindsey Cate Salter of record in Instrument No. 20150326-0026166 Register's Office for Davidson County, Tennessee, dated March 25, 2015 and recorded on March 26, 2015.
>
> Being a portion of the same property conveyed to Ikon Properties, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Nwando O. Okafor (aka Nwando Okafor) and Ikenna Okafor (aka Kanayo Okafor) of record in Instrument No. 20200603-0056819 Register's Office for Davidson County, Tennessee, dated May 13, 2020 and recorded on June 03, 2020.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 409 American Road, 109, Nashville, TN 37209

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, her heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, successors 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 24th day of November, 2025.

Ikon Properties, LLC, a Tennessee Limited Liability Company

By: _____
Ikena Okafor, President

By: _____
Nwando Okafor, Secretary/Treasurer

STATE OF Texas

COUNTY OF Bexar

Before me, Amelia B Rivas, Notary Public of the state and county mentioned, personally appeared Ikena Okafor, President of Ikon Properties, LLC and Nwando Okafor, Secretary/Treasurer of Ikon Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President and Secretary/Treasurer of Ikon Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Ikena Okafor, President of Ikon Properties, LLC and Nwando Okafor, Secretary/Treasurer of Ikon Properties, LLC as such President and Secretary/Treasurer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President and Secretary/Treasurer.

Witness my hand and seal, at office in Texas, this 24th day of November, 2025.

Notary Signature Amelia B. Rivas

My commission expires: 9-15-2029

AMELIA B RIVAS
Notary ID #128051926
My Commission Expires
September 15, 2029

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $370,000.00.

Affiant Signature Nwando Okafor Secretary/Treasurer

Subscribed and sworn to before me, this the 24th day of November, 2025.

Notary Public

My Commission Expires: 9-15-2029

Amelia B. Rivas

AMELIA B RIVAS
Notary ID #128051926
My Commission Expires
September 15, 2029

True Copy Certification

I, **Tammy Carney,** 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 this the 24th day of November, 2025.

Affiant Signature

Date 11.25.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

