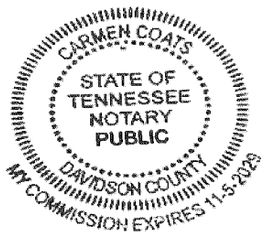
Karen Johnson Davidson County
Batch# 1427778 DEEDWARR
06/03/2026 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20260603-0050308

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2026.

Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Richard J. Puncochar and Christine M. Puncochar, Trustees of The Puncochar Family Trust dated January 10, 2022	New Owner(s)	072-15-0A-106.00-CO
818 Porter Rd.		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TROY DIXON AND KEANA DIXON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD J. PUNCOCHAR AND CHRISTINE M. PUNCOCHAR, TRUSTEES OF THE PUNCOCHAR FAMILY TRUST DATED JANUARY 10, 2022**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit Nos. 106, as shown on the Plan of Porter Terrace Condominiums, as set forth in the Master Deed of record in Book 7174, page 537 as amended by Instrument No. 20160616-0061236, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said units.

Being the same property conveyed to Troy Dixon and Keana Dixon, husband and wife and Lori Dixon, an unmarried woman, as tenants in common with right of survivorship by Warranty Deed from Mary Carolyn Roberts, a married woman of record in Instrument No. 20220401-0038231 Register's Office for Davidson County, Tennessee, dated March 22, 2022 and recorded on April 01, 2022.

Being the same property conveyed to Troy Dixon and Keana Dixon, husband and wife by Quitclaim Deed from Troy Dixon and Keana Dixon, husband and wife, and Lori Dixon, an unmarried woman of record in Instrument No. 20220429-0050188 Register's Office for Davidson County, Tennessee, dated March 23, 2022 and recorded on April 29, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 106 Porter Terrace, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of May, 2026.

Troy Dixon

Keana Dixon

Keana Dixon

STATE OF Texas
COUNTY OF Denton

Document: Warranty Deed

On 05/28/2026,

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Troy Dixon and Keana Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th ~~29th~~ day of May, 2026.

Talia J Brown
ID NUMBER
13268078-3
COMMISSION EXPIRES
September 22, 2028

Talia J Brown

Notary Public

My Commission Expires: 09/22/2028

Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 29. 2026

Affiant Signature

3rd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202606030050308