Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **Armando Dacunha,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Ogden Renovations, LLC, a North Carolina Limited Liability Company,** all their right, title, and interest including, but not limited to her marital interest in and to the following described real estate, located in **Davidson County,** Tennessee, described as follows:

Being all of Lot No. 3002, on the Old Hickory Commons, Section Four, a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20170815-0083582, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Armando Dacunha, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated March 15, 2018, appearing of record in Instrument No. 20180323-0027727, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Protective Covenants, Restrictions and Conditions for Old Hickory Commons, Section One, contained in instrument of record in Instrument No. 20070920-00112646, amended in Instrument No. 20071213-0143334, and as further amended in Instrument No. 20080710-0071087; amended and restated Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, of record in Instrument No. 20080317-0026338, as amended by Instrument No. 20101222-0101832, as further amended in Instrument No. 20130322-0028759 and further amended in Instrument No. 20140207-011094 and in Instrument No. 20170602-0055284; Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Sections Two and Three and Amendment filed for record in Instrument No. 20081117-0113467, amended in Instrument No. 20130322-0028759 and in Instrument No. 20140207-0011094; Stormwater Detention Agreement for Old Hickory Commons of record in Instrument No. 20060307-0026092; Fifty-foot Colonial Pipeline Easement filed for record in Book 3570, page 11; A Communications Equipment Easement granted to Tennessee Telephone Company, a Tennessee Corporation, d/b/a TDS Telecom of record in Instrument No. 20080709-0070604 and in Instrument No. 20081121-0114642; Grant of Easement between Old Hickory Commons, LLC and Comcast of Nashville, LLC of record in Instrument 20161212-0130102 ; and to any and all matters shown on said plat and survey of record in Instrument No. 20170815-0083582; all of said Register's Office.

IN TESTIMONY WHEREOF he/she has (we) hereunto set his/her hand(s) and seal(s) this 18th day of November, 2019.

Armando Dacunha

Karen Johnson Davidson County
Batch# 318359 **DEEDQC**
11/22/2019 09:11:45 AM 1 pg
Fees: $12.00 Taxes: $0.00
20191122-0120681

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

On the **18th** day of **November, 2019,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **Armando Dacunha,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 18th day of November, 2019.

My Commission Expires: 4/18/21

Lindsay W. Walker
Notary Public

LINDSAY W. WALKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

The actual consideration for this transfer is –0-

Affiant

Sworn and subscribed to me this 18th day of November, 2019.

My Commission Expires: 4/18/21

Lindsay W. Walker
Notary Public

LINDSAY W. WALKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

This information was provided solely by the parties.
Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 16, Murfreesboro, TN 37129
Map/Parcel: 175-02-0F-11.00CO
Name and Address of New Owner/Send Tax Bills To:
Armando Dacunha, 1009 Layne Court, Leland, NC 28451