Karen Johnson Davidson County
Batch# 540344 DEEDWARR
12/22/2020 03:14:11 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20201222-0152497

Name and Address of New Owner:
Carlos A. DaCunha and Susan E. DaCunha
Same as property 1506 Sprucedale Drive Antioch TN 37013

Send Tax Bills To:
Carlos A. DaCunha and Susan E. DaCunha

This Instrument Prepared By:
Olivia Martinek
Blueprint Title TN
901 Woodland Street
Suite 104
Nashville, TN 37206

Map & Parcel No: 175020B10300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel B. Almond and Katelyn Smith-Almond, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carlos A. DaCunha and Susan E. DaCunha, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

That certain parcel of real estate located in Davidson County, 1 State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Land in the first Civil District of Davidson County, Tennessee, being all of Unit No 4302, as shown on the Amendment to the Restated Declaration of Covenants, Conditions, and Restrictions and Master Deed for Old Hickory Commons, Exhibit "1", Amended Exhibit D, Section Two, a Planned Unit Development, filed for record as Instrument Number 20080317—0026338 and amended in Instrument Number 20130322-0028759, in 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 Daniel B. Almond and Katelyn Smith-Almond, husband and wife, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated June 15, 2016, recorded June 24, 2016, in Instrument No. 20160624-0064521, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of December, 2020.

Katelyn Elizabeth Smith-Almond (SEAL)
Katelyn Elizabeth Smith-Almond

(SEAL)
Daniel Benjamin Almond

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

On this 18th day of December, 2020, before me personally appeared Katelyn Elizabeth Smith-Almond and Daniel Benjamin Almond, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of December, 2020.

Notary Signature
My commission expires: 5/10/2021

STEPHANIE E. SMOTHERMON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Montgomery)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

STEPHANIE E. SMOTHERMON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Sworn to and subscribed before me this
18th day of December, 2020.

Notary Public
My commission expires: 5/10/2021
File No. 2020-3880-TN