WARRANTY DEED

Karen Johnson Davidson County
Batch# 901200 DEEDWARR
08/09/2022 02:36:46 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20220809-0090629

File No.: RES-22-1732-De

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Logan Winters	new owner	175 02 0E 011.00 CO
(NAME)	(NAME)	
1732 Sprucedale Dr Antioch, TN 37013		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, 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, **OGDEN RENOVATIONS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LOGAN WINTERS, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 3002 established pursuant to the Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Section Four, a Horizontal Property Regime, of record in Instrument Number 20170602-0055284, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Armando Dacunha from Ole South Properties, Inc., a Tennessee Corporation, by Warranty Deed dated March 15, 2018, recorded March 23, 2018, in Instrument No. 20180323-0027727, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Ogden Renovations, LLC, a North Carolina Limited Liability Company, from Armando Dacunha, by Quitclaim Deed dated November 18, 2019, recorded November 22, 2019, in Instrument No. 20191122-0120681, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1732 Sprucedale Drive, unit 3002, Antioch, TN 37013
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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/our hand~~(s) this~~ 4th day of August, 2022

Ogden Renovations, LLC, ~~a North~~ Carolina Limited Liability Company

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, RYAN PRATT of the state and county mentioned, personally appeared ARMANDO DaCUNHA, 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 MEMBER of Ogden Renovations, LLC, the within named bargainor, a Limited Liability Company, and that such ARMANDO DaCUNHA as such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as MEMBER.

Witness my hand and seal, at office in NASHVILLE, this 4th day of August, 2022.

Notary Signature

Printed Name: RYAN PRATT

My commission expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

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Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 22AM-22-1732