Karen Johnson Davidson County
Batch# 932556 DEEDWARR
10/21/2022 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20221021-0114938

WARRANTY DEED

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 18th day of October, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: RES-22-1725

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Azaratu Vivian Ekuaze		175 02 0E 034.00 CO
(NAME)	(NAME)	
1725 Sprucedale Drive Antioch, TN 37013	New Owner	
(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, **ARMANDO DACUNHA**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **AZARATU VIVIAN EKUAZE, UNMARRIED WOMAN**, 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. 3601 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. 20180323-0027731, in the Register's Office of Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor spouse or any dependent.

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 1725 Sprucedale Drive, 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 18th day of October, 2022

Armando Dacunha

STATE OF North Carolina

COUNTY OF Brunswick

On this 18th day of October, 2022, before me personally appeared Armando Dacunha, 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 October, 2022.

Notary Signature
My commission expires: 09/11/24

BRENDA F. TURNER
NOTARY PUBLIC, STATE OF NORTH CAROLINA
Brunswick County
Commission #20191420033
My Commission Expires September 11, 2024

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rayna Ingram *(custodian's name)*, 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 10-18-22 *(date of document)*.

Rayna Ingram
Custodian's Signature

10-21-22
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 21st day of October, 2022.

Shelly M Walling
Notary Public

MY COMMISSION EXPIRES: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26