Karen Johnson Davidson County
Batch# 955472 DEEDQC
12/28/2022 10:04:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221228-0133013

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Ogden Renovations, LLC, a North Carolina Limited Liability Company,** do hereby convey and quitclaim unto **Armando DaCunha**, their heirs, successors and assigns, all our rights, title and interest in and to the following described tract of land:

Being all of Unit No. 3603, on the plan of Old Hickory Commons, Section Four, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 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. **On previous Quitclaim Deed of record in Instrument Number 20191122-0120680, unit was erroneously referenced as a lot.**

Being the same property conveyed to Ogden Renovations, LLC, a North Carolina Limited Liability Company, by Quitclaim Deed from Armando Dacunha, dated November 18, 2019, appearing of record in Instrument Number 20191122-0120680, 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 14th day of December, 2022.

Ogden Renovations, LLC
A North Carolina Limited Liability Company:

Armando DaCunha, Member

STATE OF North Carolina
COUNTY OF Brunswick

Personally appeared before me, the undersigned authority, a Notary Public, within and for the State and County aforesaid, the with named **Armando DaCunha, as Member of Ogden Renovations, LLC, a North Carolina Limited Liability Company**, with whom I am personally acquainted and for who acknowledged that he executed the foregoing instrument **(QUITCLAIM DEED)** for the purposes therein contained, by signing his name **Armando DaCunha, as Member of Ogden Renovations, LLC, a North Carolina Limited Liability Company.**

Witness my hand and official seal this 14th day of Dec, 2022.

My Commission Expires: 3/22/2025

Notary Public

MICHAEL G POLLACK
Notary Public
Brunswick Co., North Carolina
My Commission Expires March 22, 2025

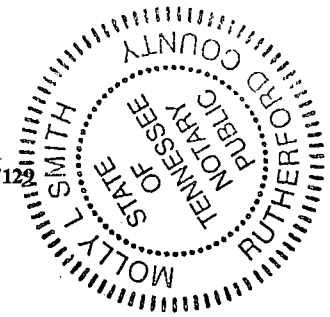
The actual consideration for this transfer is -0-

Affiant

Sworn and subscribed to me this 27th day of December, 2022.

My Commission Expires: 10/17/26

Notary Public



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-36.00CO
Name and Address of New Owner/Send Tax Bills To:
Armando DaCunha; 1009 Layne Court. Leland, NC28451