(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1004991 DEEDWARR
05/18/2023 10 27 49 AM 2 pgs
Fees, $13 00 Taxes $1,024 90

20230518-0037240

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No RES-23-1721

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2023

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES 12/16/2024
(AFFIX SEAL)

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
Cheyenne Martin Brown and Jasmine Martin Ross	Novus Home Mortgage, a division of Ixonia Bank	175 02 0E 036 00 CO
(NAME)	(NAME)	
548 Bluff View Drive Pegram, TN 37143	20935 Swenson Drive, Suite 420 Waukesha, WI 53186	
(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, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHEYENNE MARTIN BROWN, AN UNMARRIED WOMAN, AND JASMINE MARTIN ROSS, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 3603 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 and amended in Instrument Number 20190502-0040941, 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 20180323-0027739, in the Register's Office for 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 20191122-0120680, in the Register's Office for Davidson County, Tennessee

Subsequently being the same property conveyed to Armando DaCunha from Ogden Renovations, LLC, a North Carolina Limited Liability Company, by Quitclaim Deed dated December 14, 2022, recorded December 28, 2022, in Instrument No 20221228-0133013, in the Register's Office for 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 1721 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 12th day of May, 2023

Armando DaCunha

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~DAVIDSON~~ Brunswick

On this 12th day of May, 2023, 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 12th day of May, 2023.

Notary Signature
My commission expires: 09/11/24

BRENDA F. TURNER
NOTARY PUBLIC, STATE OF NORTH CAROLINA
Brunswick County
Commission #201914200033
My Commission Expires September 11, 2024

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064