WARRANTY DEED

Karen Johnson Davidson County
Batch# 1224842 DEEDWARR
01/09/2025 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20250109-0001892

File No.: RES-24-915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/21/28
(AFFIX SEAL)

MELANIE JUDD
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

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
Getachew Tariku	Getachew Tariku	175 02 0B 067.00
(NAME)	(NAME)	
915 Beaver Creek Way Antioch, TN 37013	915 Beaver Creek Way 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, **CARLOS A. DACUNHA AND SUSAN E. DACUNHA, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GETACHEW TARIKU, 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:

Land in the first Civil District of Davidson County, Tennessee, being all of Unit No. 901, as shown on Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070920-0112646 and amended in Instrument No's. 20071213-0143334; 20080317-0026338; 20080710-0071087; 20101222-0101832; 20130322-0028759; 20140207-0011094, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record in Instrument No. 20081117-0113467 and Fines recorded in Instrument No. 20201103-0128180, 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 Carlos A. DaCunha and Susan E. DaCunha, husband and wife, from Joseph P. Cate and Pamela M. Cate, husband and wife, by Warranty Deed dated December 2, 2020, recorded December 9, 2020, in Instrument No. 20201209-0143589, 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 915 Beaver Creek Way, 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 ~~2nd~~ 8th day of January, 2025.

Carlos A. DaCunha

Susan E. DaCunha

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~2nd~~ 8th day of January, 2025, before me personally appeared Carlos A. DaCunha and Susan E. 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 ~~2nd~~ 8th day of January, 2025.

Notary Signature
My commission expires: 3/8/28

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

TRUE COPY CERTIFICATION

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

I, Susan Morelli, 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 January 8, 2025.

Susan Morelli — 1/9/25

Custodian's Signature — **date**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this January 9, 2025.

Melanie Judd

Notary Public

MELANIE JUDD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

MY COMMISSION EXPIRES: 10/21/28