Karen Johnson Davidson County
Batch# 522124 DEEDWARR
11/30/2020 12:25:45 PM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20201130-0138959

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35878.10-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $316,000.00. Affiant Subscribed and sworn to before me this 18th day of November, 2020. Notary Public My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jake Aaron Tanner 214 Perlen Drive Nashville, TN 37205	New Owner	Map and Parcel No.: 08311016500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mallory Burrell Aurora, a married woman, being formerly known as Mallory Burrell, and Dwight Burrell, a married man (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Jake Aaron Tanner, a single man ("Grantee")**, his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 214 Perlen Drive, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor Dwight Burrell represents and warrants that the subject property is not and has never been his marital residence.

Christopher John Aurora, husband of Mallory Burrell Aurora f/k/a Mallory Burrell, joins in the execution of this instrument for the purpose of conveying to Grantee all of his interest, marital or otherwise, in the subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 18th day of November, 2020.

GRANTORS:

Mallory Burrell Aurora F/K/A Mallory Burrell

Mallory Burrell Aurora f/k/a Mallory Burrell

Christopher John Aurora

Dwight Burrell by Mallory Burrell as his Attorney in Fact

Dwight Burrell by Mallory Burrell as his
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mallory Burrell Aurora, f/k/a Mallory Burrell, and Christopher John Aurora, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2020.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mallory Burrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Dwight Burrell, and she is authorized by Dwight Burrell to execute this instrument on his behalf.

Witness my hand, at office, this 18th day of November, 2020.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Section Three, Fortland Park, as of record in Plat Book 2900, page 61 as corrected in Book 3097, page 608, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mallory Burrell, an unmarried woman, and Dwight Burrell, a married man, by deed dated February 26, 2019 from Cynthia D. Perrin, unmarried, of record in Instrument No. 20190227-0017979, Register's Office for Davidson County, Tennessee. The said Mallory Burrell having since married and now being known as Mallory Burrell Aurora.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 08311016500.
2. All matters appearing on the Plan of record as Plat Book 2900, page 61, as corrected in Book 3097, page 608, Register's Office for Davidson County, Tennessee.
3. Easement as set forth in Certificate of Correction in Book 3097, page 608, Register's Office for Davidson County, Tennessee.