THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937438**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $295,000.00 Affiant Subscribed and sworn to before me, this 18th day of October, 2021. Notary Public My Commission Expires: 10.20.2024

Karen Johnson Davidson County
Batch# 740543 DEEDWARR
10/21/2021 10:57:30 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20211021-0141314

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

WARRANTY DEED

Address New Owner: Aurora Investments, LLC 636 River Rouge Drive Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ Aurora Investments 718 Thompson Ln. #108-452 Nashville, TN 37204	Tax Information: Tax Parcel ID No. 090-11-0-023.00

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, **Billy Joe Phillips and Brenda Sue Phillips, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Aurora Investments, LLC**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 613, as shown on the map entitled Charlotte Park Section Nine, of record in Plat Book 2900, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 613 fronts 72.0 feet on the Easterly margin of River Rouge Drive and Extends back between parallel lines 130.0 feet to a dead line on the rear.

Being the same property conveyed to BILLY JOE PHILLIPS and BRENDA SUE PHILLIPS, HUSBAND AND WIFE, by deed from WILLIAM M. GLENN AND WIFE, JEWELL GLENN, of record in Book 9765, page 775 , dated August 7, 1995 , said Register's Office.

See Attorney-in-Fact of record in Instrument No. 20210929-0131298.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 090-11-0-023.00.

Matters shown on the Plan of record in Plat Book 2900, page 77, said Register's Office.

This is improved property located at 636 River Rouge Drive Nashville TN 37209

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 18th day of October, 2021.

Billy Joe Phillips by Brenda Sue Phillips his Attorney in Fact — Brenda Sue Phillips

Billy Joe Phillips by Brenda Sue Phillips, his Attorney-in-Fact — Brenda Sue Phillips

Billy Joe Phillips by Kaysi Phillips his Attorney in Fact

Billy Joe Phillips by Kaysi Phillips, 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, Brenda Sue Phillips and Kaysi Phillips, 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, and who further acknowledged that they are the Attorney-in-Facts for Billy Joe Phillips and that they are authorized by Billy Joe Phillips to execute this instrument on his behalf.

Witness my hand, at office, this 18th day of October, 2021.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brenda Sue Phillips, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2021.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

True Copy Certification

I, Yvette Meldrum, 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 Oct. 18, 2021

Signature — 10/18/21 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of October, 2021

Notary's Signature

10.20.2024
My Commission Expires:

BROOKE BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024