Karen Johnson Davidson County
Batch# 745464 DEEDWARR
10/28/2021 09:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,098.90
20211028-0144738

WARRANTY DEED

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MST 2021-2052

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosemarie Dudenhofer and Ethel Barnaby	New Owner	161-13-0-002.00
(NAME)	(NAME)	
5705 Brentwood Meadows Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Aurora Investments, LLC, Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosemarie Dudenhofer and Ethel Barnaby, tenants in common with the right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 27-A on the Plan of Zone Lot Division Lot 27, Section Two, Brentwood Meadows, of record in Book 6250, Page 671, Register's Office for Davidson County, Tennessee.

Said Lot No. 27-A fronts 31.9 feet on the Westerly margin of Brentwood Meadows Circle and extends back 274.8 feet on the North line and 273.0 feet on the Southerly line, to a dead line on the rear, measuring 45.3 feet thereon.

Being the same property conveyed to Brian A. Gallutia and Brandie M. Humphrey by Warranty deed from Lawrence Goodman, unmarried of record in Book 10604, page 24, Register's Office for Davidson County, Tennessee, dated September 08, 1997 and recorded on September 10, 1997.

Being the same property conveyed to Aurora Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from Brain A. Gallutia and Brandie M. Humphrey NKA Brandie M. Galluti of record in Instrument No. 20210910-0121730 Register's Office for Davidson County, Tennessee, dated September 01, 2021 and recorded on September 10, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien due and payable, but not delinquent. Subject to all matters shown on

the Plan of record in Plat Book 6250, Page 671, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 782 and Plat Book 6250, Page 681, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6291, Page 292 and Book 6771, Page 442, in the Register's Office for Davidson County, Tennessee. Gas Line Easement of record in Book 2448, Page 622, in the Register's Office for Davidson County, Tennessee. Transmission Line Right of Way Easement of record in Book 1163, Page 96, in the Register's Office for Davidson County, Tennessee.

This property, known as 5705 Brentwood Meadows Circle, Nashville, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEES 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 GRANTEES, 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 25th DAY OF OCTOBER, 2021.

Aurora Investments, LLC

BY: Authorized Agent

Yvette Meldrum, Authorized Agent

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Rhonda Z. Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself Sole Member of Green Properties, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that Rhonda Z. Webb, as Sole Member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as Sole Member of said limited liability company.

Witness my hand and official seal at office, this 25th day of October, 2016.

Notary Public

My commission expires: 1-26-25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

(SEAL)

Under penalties of perjury, I state that this declaration was carefully read and is true and correct.

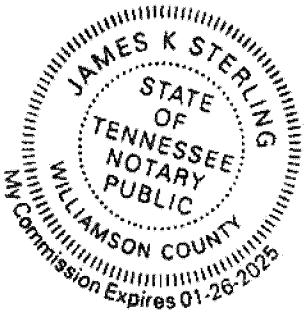
Aurora Investments, LLC, a Limited Liability Company

By: _____ Authorized Agent
Yvette Meldrum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of October, 2021.

_____
Notary Signature
My commission expires: 1-26-25



Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10/26/2021.

Affiant Signature

10/26/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 26th day of October, 2021.

Notary Signature

My Commission Expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023