WARRANTY DEED

Karen Johnson Davidson County
Batch# 878902 DEEDWARR
06/27/2022 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20220627-0073516

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES: 11/8/24

(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MST 2022-0885

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
Damian Kim and Ahra Kim	**New Owner**	090-11-0-023.00
(NAME)	(NAME)	
636 River Rouge Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Damian Kim and Ahra Kim,** _____, 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(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 Aurora Investments, LLC by Warranty deed from Billy Joe Phillis and Brenda Sue Phillips, husband and wife of record in Instrument No. 20211021-0141314 Register's Office for Davidson County, Tennessee, dated October 18, 2021 and recorded on October 21, 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 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2900, Page 77, Register's Office for Davidson County, Tennessee. Subject to the flow of any creeks, streams, or branches across subject property.

This property, known as 636 River Rouge Dr, Nashville, TN 37209
(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 21st DAY OF JUNE, 2022.

Aurora Investments, LLC, a Tennessee limited liability company

BY: Yvette Meldrum 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 County and State, Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 21st, day of June, 2022.

Notary Public

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County

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 6.21.22 .

Affiant Signature

6.21.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21 day of June, 2022

Notary Signature

My Commission Expires: 1/8/22

