Karen Johnson Davidson County
Batch# 945464 DEEDWARR
11/29/2022 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20221129-0125141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2022

Notary Public

MY COMMISSION EXPIRES: 10.20.24

(AFFIX SEAL)

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

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aurora Investments, LLC	New Owner	073-01-0-262-00
(NAME) 718 Thompson Lane	(NAME)	
(ADDRESS) Suite 108-452	(ADDRESS)	
Nashville TN 37204		
(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,

CHARLOTTE M. KENYON, A MARRIED PERSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AURORA INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY,

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:

Being Lot No. 20 on the Map of B. E. Woodard's Subdivision of a part of the W. J. Tune Land, of record in Book 974, Pages 94 & 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 100 feet on the easterly side of Moss Rose Drive, and runs back 408 feet on the northerly line and 411 feet on the southerly line to the low water mark of the Cumberland River.

Being the same property conveyed to Charlotte M. Kenyon and husband, Bennett P. Keister by Deed dated April 14, 2004 from Patrick E. Conner and wife Sandra V. Conner, recorded April 15, 2004, in Instrument Number 200404150042493, in the Official Records of Davidson County, Tennessee. The said Bennett P. Keister having since died vesting property to his surviving spouse Charlotte Kenyon.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 3916 Moss Rose Drive, Nashville, TN 37216

LT&E File #19616

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 22nd day of November, 2022

Charlotte M. Kenyon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of November, 2022, before me personally appeared Charlotte M. Kenyon, 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 22nd day of November, 2022.

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #19616

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 Nov. 22, 2022

11/22/22

Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of November, 2022

10.20.24

Notary's Signature My Commission Expires:

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