WARRANTY DEED

Karen Johnson Davidson County
Batch# 979031 DEEDWARR
03/09/2023 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20230309-0017123

MJ-P-23-944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2023.

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Perdomo and Kelley Sherwood	~~NEW OWNER~~ Churchill Mtg. corporation	
(NAME)	(NAME)	**083-08-0-249.00**
944 Dalebrook Ln	1749 Mallory Lane ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER J. AURORA AND MALLORY BURRELL AURORA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN PERDOMO AND KELLEY SHERWOOD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 17 on the Plan of Final Plat, Rosebank Meadows - Phase One, of record in Plat Book 9700, Page 531, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher J. Aurora, a single man by Warranty Deed from Jane A. Kleiman, unmarried of record in Instrument No. 20170405-0033197 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 05, 2017.

Being the same property conveyed to Christopher J. Aurora and Mallory Burrell Aurora, husband and wife by Quitclaim Deed from Christopher J. Aurora, married of record in Instrument No. 20200601-0056206 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on June 01, 2020.

This conveyance is subject to:
- Taxes for the year 2023, and subsequent years.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10775, Page 805 as amended in Instrument No. 20011126-0128275, Register's Office for Davidson County, Tennessee.
- Easements and restrictions of record in Book 2739, Page 623 and Book 6200, page 899, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **944 Dalebrook Ln, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF MARCH, 2023.

Christopher J. Aurora

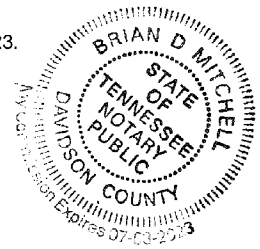
Mallory Burrell Aurora

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER J. AURORA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of March, 2023.

Notary Public
My Commission Expires: 07/03/2023
(SEAL)

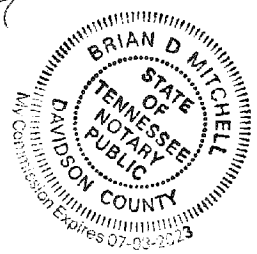


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALLORY BURRELL AURORA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of March, 2023.

Notary Public
My Commission Expires: 07/03/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 March 8, 2023

Signature 3/8/23 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8 day of March, 2023

Notary's Signature

My Commission Expires: 10.20.24

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