Karen Johnson
Batch # 1126600
04/24/2024 09:46:50 AM
Fees: $13.00 Taxes: $5,876.34

Davidson County
DEEDWARR
2 pgs

20240424-0029483

Prepared by:
Tennessee Title & Escrow Affiliates. LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,588,200.00

Affiant

Subscribed and sworn to before me, this 22 day of April 2024.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Geoffrey E. Aunger 1010 Douglas Avenue Nashville, TN 37206	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	072-13-0-468.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Douglas Estates, LLC, a Tennessee limited liability company and Elevate Vista, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Geoffrey E. Aunger,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots No. 2 on the Plan Resub of Lot 25 Sharp & Horn's 4th Addition, as of record in Instrument No. 20220926-0106610, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Sapphire Development Group, LLC, a Limited Liability Company, by Warranty Deed from Roger Pilkinton dated December 7, 2021 of record as Instrument No. 2021-1214-0165241, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to Douglas Estate, LLC, a Tennessee limited liability company, and Elevate Vista, LLC, a Tennessee limited liability company, by Quitclaim Deed from Sapphire Development Group, LLC, a Limited Liability Company, dated May 4, 2022 of record as Instrument No. 20220509-0052811, Register's Office for Davidson County, Tennessee. Said Quitclaim Deed was corrected to show the Grantees as Douglas Estates, LLC, a Tennessee limited liability company and Elevate Vista, LLC, a Tennessee limited liability company by instrument of record as Instrument No. 20220826-0096436, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1010 Douglas Avenue, Nashville, TN 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 18th day of April, 2024.

Douglas Estates, LLC
a Tennessee limited liability company

By: Josephine Saffert
Its: Member/Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Josephine Saffert, Authorized Representative for Douglas Estates, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at Franklin, Tennessee, this the 19 day of April, 2024.

Notary Public

My Commission expires: 8-23-2025

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Elevate Vista, LLC
a Tennessee limited liability company

By: Brian Hurst
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Brian Hurst, Authorized Representative for Elevate Vista, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at Franklin, Tennessee, this the 19 day of April, 2024.

Notary Public

My Commission expires: 8-23-2025

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2024037902