THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Aurora 58, LLC
1014 Waller Road
Brentwood, TN 37027

Send Tax Bill to:
Owner

Map-Parcel Numbers:
181-14-0A-156.00-CO

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Michelle Martin
Affiant

Subscribed and sworn to before me, this the 7th day of June, 2024.

Jennifer Crowell
Notary Public

My Commission Expires:
12/16/25

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($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, I, **Sassan Moradian and Blanca Moradian, Husband and Wife** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Aurora 58, LLC, a Tennessee limited liability company** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 8507 Calistoga Way, Brentwood, TN 37027.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of June, 2024.

Sassan Moradian

Blanca Moradian
Blanca Moradian

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson
Batch # 1152931
07/01/2024 10:16:20 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240701-0049202

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Sassan Moradian and Blanca Moradian**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2024.

My commission expires: 7/9/2024 Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Unit No. 210 on the plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A1 to the second supplemental declaration to declaration of protective covenants, conditions and restrictions and easements for the Villa at Concord Place of record in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sassan Moradian and Blanca Moradian, husband and wife by Warranty Deed from Christina Ashley Moradian, an unmarried woman, dated July 24, 2017, of record in Instrument No. 20170726-0075435, said Register's Office for Davidson County, Tennessee.