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 110C 023.00CO

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 STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Crowell
Notary Public

My Commission Expires:
12/16/25

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, **Blanca Moradian, A Married Woman** 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 8324 Rossi Road, Brentwood, TN 37027.

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

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

20240701-0049204

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 **Blanca Moradian**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that her 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 271 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Blanca Moradian, A Married Woman by Warranty Deed from Centex Homes, a Nevada General Partnership; July 6, 2009 of record in Instrument No. 20090715-0066166, said Register's Office for Davidson County, Tennessee.