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:
181140A01700CO

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, **Sassan Moradian, Married** 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 8310 Oak Knoll Drive, Brentwood, TN 37027.

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

Sassan Moradian

Sassan 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

20240701-0049205

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,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he 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

Unit 17 on the Plan of The Villas at Concord Place, Phase I, as shown on Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20050922-0114218, and amended in Instrument Number 20061228-0160255, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Sassan Moradian, Married by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated March 10, 2011 of record in Instrument No. 20110316-0020670, said Register's Office for Davidson County, Tennessee.