Prepared By
Record and Return To
[illegible] Essential Title, Inc

WARRANTY DEED	(SEAL)	STATE OF TENNESSEE COUNTY OF DAVIDSON
Karen Johnson Davidson County Batch # 1346946 DEEDWARR 11/17/2025 10 26 41 AM 2 pgs Fees $13 00 Taxes $1,757 50 20251117-0091311 File #25-TC-4440-C	VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November, 2025 Notary Public MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER(S)
AuraJen, LLC (NAME)	NEW OWNER (NAME)	
4440 Skyridge Drive (ADDRESS)	(ADDRESS)	**050 07 0A 126.00**
Nashville, TN 37207 (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,

AMBER CESENA-RODRIGUEZ AND RICHARD RODRIGUEZ, WIFE AND HUSBAND,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

AURAJEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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 126, on the plan of SKYRIDGE (FORMERLY MULBERRY DOWNS PUD No 88P-056G) SUBDIVISION PHASE 3, as shown on plat of record in Instrument 20230303-0015355, Register's Office for Davidson County, reference to which is hereby made for a more complete description

Being the same property conveyed to Amber Cesena-Rodriguez and Richard Rodriguez, wife and husband, by Special Warranty Deed from Meritage Homes of Tennessee, Inc , an Arizona corporation, of record in Instrument No 20240216-0010841, in the Register's Office of Davidson County, Tennessee, dated February 16, 2024 and recorded on February 16, 2024

Being a part of the same property conveyed to Meritage Homes of Tennessee, Inc , an Arizona corporation, by Warranty Deed from Sallie R Hicks Family, LLC, a Tennessee limited liability company and the George T Hicks Family Trust UW dated May 27, 1992, of record in Instrument No 20210205-0016827, in the Register's Office of Davidson County, Tennessee, dated February 04, 2021 and recorded on February 05, 2021

This conveyance is subject to

* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SKYRIDGE (FORMERLY MULBERRY DOWNS PUD No 88P-056G) SUBDIVISION PHASE 3, as recorded in Instrument 20230303-0015355
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MULBERRY DOWNS, as recorded in Plat Book 6900, Page 940
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants for Skyridge recorded in Instrument No 20210914-0123153, amended and restated in Instrument No 20211222-0168892, 20220404-0038936, 20220419-0045110, and 20220509-0052784, Supplementary Declaration to Amended and Restated Declaration of Restrictive

Covenants for Skyridge Instrument No 20230315-0018671
* Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No 20210225-0023451
* Right of Way as set forth in instrument recorded in Book 1939, Page 629
* License as set forth in instrument recorded in Instrument No 20210622-0083848
* Common and Open space Deed recorded in Instrument Nos 20211012-0136935 and 20230403-0023770
* Any and all existing easements and restrictions as shown of record not stated herein

This is _____ **unimproved** ___**X**___ **improved** property known as **4440 Skyridge Drive, Nashville, TN 37207**

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 **12th** day of **November, 2025**

Amber Cesena-Rodriguez

Richard Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2025, before me personally appeared Amber Cesena-Rodriguez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 12th day of November, 2025

Notary Signature
My commission expires

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2025, before me personally appeared Richard Rodriguez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of November, 2025

Notary Signature
My commission expires

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028