THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
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Karen Johnson Davidson County
Batch# 228716 DEEDQC
05/10/2019 02:55:25 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190510-0044291

QUITCLAIM DEED

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE THESE PARCELS INTO ONE TAX PARCEL WITH ONE TAX PARCEL IDENTIFICATION NUMBER.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Samaroo Development Group, LLC 365 South Main Street New York City, New York 10956	New Owner	05100008200 05100008302

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Samaroo Development Group, LLC, a Tennessee limited liability company** by these presents does hereby quitclaim and convey unto **Samaroo Development Group, LLC, a Tennessee limited liability company,** its heirs, successors and assigns, its right, title and interest in and to the following described tract of land:

Being a parcel of land lying in the 8th Council District of Davidson County, Tennessee and being the Samaroo Development Group, LLC., property as recorded in Instrument Number 20180702-0064065, at the Register's Office of Davidson County, Tennessee (RODCT). Said parcel can be generally described as lying North of Briley Parkway, West of Ellington Parkway, South and adjacent to Creative Way, west of and adjacent to Inspiration Boulevard and can be more specifically described as follows.

Beginning at a point in the west right of way of Inspiration Blvd. and the south right of way of Creative Way, said point being the northeast corner of a parcel belonging to Tennessee Department of Transportation, (TDOT) as per right of way Project No. SU-6326(9) Sheet 6 & 6B., said point also being South 15°21'18" West 42.63 feet from the centerline intersection of Creative Way and Inspiration Blvd., said pin also having Tennessee State Plane Coordinates of Northing 695629.01 and an Easting of 1750964.61, said point being the **POINT OF COMMENCEMENT FOR THIS DESCRIPTION;**

Thence with the south right of way of said Creative Way and the Department of Transportation Property and along a curve to the right having a radius of 331.56 feet, an arc length of 150.70 feet, a chord bearing of South 70°33'55" West, for a chord distance of 149.41 feet to a point, said point being in the north line of the Samaroo Development Group, LLC Property, said point also being the northwest corner of said Department of Transportation Property, said point also being the **POINT OF BEGINNING FOR THIS DESCRIPTION;**

This leaving said Creative Way and with the north line of said Samaroo Development Group, LLC Property and a common line with said Department of Transportation Property, **South 85°07'36" East, 58.78 feet** to a ½" iron pin found, (capped "Schneider Engineering"), said point being the northeast corner of said herein described tract, pin having Tennessee State Plane Coordinates of **Northing 695574.30 and an Easting of 1750882.28;**

Thence continuing with a common line of said Samaroo Development Group, LLC Property and the Department of Transportation Property, **South 11°06'16" West, 221.42 feet** to a ½" iron pin found, (capped "Schneider Engineering");

Thence continuing with another common line of said Samaroo Development Group, LLC Property and the Department of Transportation Property, **South 25°13'25" West, 37.09 feet** to a ½" iron pin found, (capped "Schnider Engineering") located in the west right of way of Inspiration Boulevard and having Tennessee State Plane Coordinates of **Northing 695323.47 and an Easting of 1750823.82;**

Thence leaving said Department of Transportation Property and with Inspiration Boulevard and along a curve to the right having a **Radius of 591.01 feet, an Arc Length of 319.58 feet, a Chord Bearing of South 55°27'42" West, and a Chord Length of 315.70 feet** to a ½" iron pin set (capped "DBS & Associates");

Thence continuing with said Inspiration Boulevard, **South 74°05'23" West 244.36 feet** to a found concrete monument, said monument being the southwest corner of the herein described parcel of land;

Thence continuing with said Inspiration Boulevard right of way, **North 13°02'41" East** passing a ¾" pipe found at **70.25 feet and continuing for a total distance of 75.82 feet** to a found concrete monument, said monument being the Southeast corner of the LaToya Carwell-Eiland property as recorded in Instrument Number 20171220-0129651, RODCT.

Thence leaving said Inspiration Boulevard with said Latoya Carwell-Eiland east line, **North 12°27'21" East** a distance of **471.10 feet** to a found ½" iron pin found in the south right of way of said Creative Way, said pin also being the northeast corner of said Carwell-Eiland property and the northwest corner of the herein described tract, said pin having Tennessee State Plane Coordinates of **Northing 695611.38 and an Easting of 1750447.49;**

Thence leaving said Carwell-Eiland property and with said south right of way of Creative Way, **South 85°07'35" East 377.59 feet** to the point of beginning and containing **190,835.1 square feet or 4.38 acres**, more of less.

Together with and subject to any easements, conveyances, covenants, restrictions, and/or right of ways that are of record and not of record.

This description was taken from a survey prepared by Joshua A. Meeks (TN RLS # 2790) of DBS & Associates conducted on 8-30-2017 (Project # NR 29720.)

Being the same property conveyed to Samaroo Development Group, LLC, A Tennessee limited liability company by Warranty deed from Auburn Lane Partners, GP, A Tennessee General Partnership, of record in Instrument No. 20180702-0064065 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on July 2, 2018.

Being also known as 0 Creative Way; Cheron Rd.; Briarville Rd., Madison, TN 37115.

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 22nd day of MARCH, 2019.

Affiant

My commission expires: 5-3-21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22nd day of March, 2019.

Samaroo Development Group, LLC

By: Keith Samaroo
Name: KEITH SAMAROO
Title: PRESIDENT + CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Keith Samaroo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the President + CEO of Samaroo Development Group, LLC, a Tennessee Limited Liability Company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 22nd day of March, 2019.



Notary Public