Name and Address of New Owner:
Ta-Nija Faith Williams
740 Inspiration Blvd
Madison, TN 37115

Send Tax Bills To:
Ta-Nija Faith Williams

Karen Johnson Davidson County
Batch# 532935 DEEDWARR
12/14/2020 12:48:30 PM 5 pgs
Fees: $28.00 Taxes: $1,435.60
20201214-0146888

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 051140B03300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Samaroo Development Group, LLC, a Tennessee limited liability company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ta-Nija Faith Williams,** single woman, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 736, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Brownstones at Creative Way. A Townhouse Planned Unit Development (A Horizontal Property Regime) with Private Elements of record as Instrument No. 201911260122335 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office tor Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samaroo Development Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from Samaroo Development Group, LLC, recorded on May 10, 2019, of record in Instrument No. 20190510-0044291, Register's Office for Davidson County, TN. The purpose of this conveyance was to combine Map & Parcel 05100008200 and 05100008302.

Being the same property conveyed to Samaroo Development Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from the State of Tennessee, acting by its Commissioner of Transportation, under the authority of Tennessee Code Annotated, Section 12-2-112(a)(8), recorded on September 17, 2019, of record in Instrument No. 20190917-0093957, Register's Office for Davidson County, TN. This conveyance conveyed Map & Parcel 051/082.00

Being a portion of 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, recorded on July 2, 2018, of record in Instrument No. 20180702-0064065, Register's Office for Davidson County, TN. This conveyance conveyed Map & Parcel 05100008200 and 05100008302.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of November, 2020.

Samaroo Development Group, LLC, a Tennessee li
mited liability company

X _____(SEAL)
Keith Samaroo, CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Trevor Hartz of the state and county mentioned, personally appeared Keith Samaroo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be CEO/Managing Member of Samaroo Development Group, LLC, a Tennessee limited liability company, the within named bargainor, a Limited Liability Company, and that such Samaroo Development Group as such Managers Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Davidson, this 16th day of November, 2020.

Notary Signature

Printed Name: Trevor Hartz

My commission expires: 1 8 2024

TREVOR HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

AFFIDAVIT OF VALUE

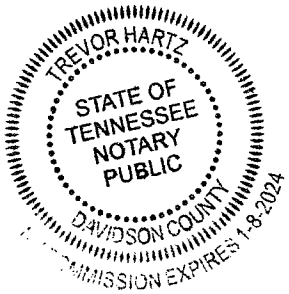
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $388,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of November, 2020.

Notary Public
My commission expires: 1 8 2024
File No. 2020-1836



Certificate of Authenticity

I, Jill Neely **do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.**

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Notary's Signature

My Commission Expires: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024