Karen Johnson Davidson County
Batch# 588771 DEEDWARR
03/10/2021 01:26:30 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20210310-0031567

Name and Address of New Owner:
Matthew D. Southards
732 Inspiration Blvd #15
Madison, TN 37115
Send Tax Bills To:
Matthew D. Southards
7508 Oak Haven Trace
Nashville TN 37209
This Instrument Prepared By:
Regina V. Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 051140B02900CO

True Copy Certification

I, John A. Bell Sr., do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A. Bell Sr. 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: 3-8-2021
Notary Seal (if on paper)

ANA LOPEZ
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

WARRANTY DEED
This document effective February 26, 2021

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 Limited Liability Company** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew D. Southards and Melania Southards,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 15, together with common areas, as established by Declaration of Protective 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. 20191126-0122335 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Samaroo Development Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from Samaroo Development Group, LLC, a Tennessee limited liability company, recorded on May 10, 2019, of record in Instrument No. 20190510-0044291, Register's Office for Davidson County, TN. The purpose of this conveyance is to combine parcels into one tax parcel with one tax parcel identification number.

Being a portion of the same property conveyed to Samaroo Development Group, LLC, 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 IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 25th day of February, 2021.

Samaroo Development Group, LLC, a Limited Liability Company

By:_____
Keith Samaroo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Lowhorn 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 Managing Member of Samaroo Development Group, LLC, the within named bargainor, a Limited Liability Company, and that such Keith Samaroo as such Managing 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 Nashville, this 25th day of February, 2021.

_____
Notary Signature

My commission expires: 3-8-2022

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 ~~$300,000.00~~ $395,000.00, 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
25th day of February, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-2214

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025