Karen Johnson Davidson County
Batch# 641499 DEEDWARR
05/21/2021 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20210521-0069083

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/11/2024
(AFFIX SEAL)

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-040726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ericha Z. Turner	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
722 Inspiration Boulevard	3940 N. Ravenswood Avenue	051-14-0B-010.00-CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($430,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SAMAROO DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERICHA Z. TURNER, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 722, 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. 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 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 02, 2018.

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 of record in Instrument No. 20190510-0044291 Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on May 10, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 722 Inspiration Boulevard, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 ~~17th~~ 18th day of May, 2021

Samaroo Development Group, LLC, a Tennessee Limited Liability Company

BY:_____
Keith Samaroo
Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

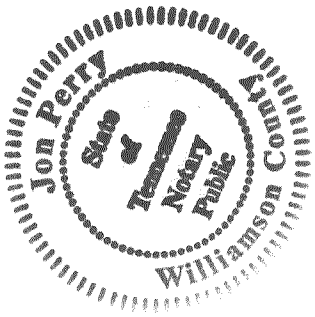
On this the ~~17th~~ 18th day of May, 2021, before me personally appeared Keith Samaroo, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Executive Officer of Samaroo Development Group, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Chief Executive Officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of May, 2021.

_____
Notary Public

My Commission Expires: 9-27-23

(SEAL)



True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY