Karen Johnson Davidson County
Batch# 728149 DEEDWARR
09/30/2021 03:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20210930-0131903

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-6773

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of September, 2021

Notary Public

Commission Expires: _____

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Julian Phillip Samaroo and Annika Britt Faucon 200 Rosehill Drive Goodlettsville, TN 37072	New owner	025-08-0-044.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

J&J Capital LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Annika Faucon and Julian Samaroo, wife and husband

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:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 94, as shown on the map entitled Ranchwood Estates, Section 1, of record Plat Book 2900, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 2:

Land in Davidson County, Tennessee, being Parcel D, as shown on the map entitled Ranchwood Estates, Section 1, of record Plat Book 2900, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Demetrius J. Burgess and wife, Wanda J. Burgess by Warranty deed from John C. Lee, unmarried of record in Instrument No. 20110329-0024198 Register's Office for Davidson County, Tennessee, dated March 24, 2011 and recorded on March 29, 2011.

Being the same property conveyed to Demetrius J. Burgess and Wanda L. Burgess, husband and wife as joint tenants and not as tenants in common with full rights of survivorship, the whole estate to vest in the Survivor in the event of the death of either by Quitclaim deed from Demetrius J. Burgess and Wanda L. Burgess, who erroneously acquired title as Wanda J. Burgess, husband and wife of record in Instrument No. 20120328-0026385 Register's Office for Davidson County, Tennessee, dated March 21, 2012 and recorded on March 28, 2012.

Being the same property conveyed to Demetrius J. Burgess, an unmarried man by Quitclaim deed from Demetrius J. Burgess and Wanda L. Washington, fka Wanda Burgess an unmarried man and unmarried woman of record in Instrument No. 20161229-0136814 Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on December 29, 2016.

Being the same property conveyed to J&J Capital LLC, a Tennessee Limited Liability Company by Warranty deed from Demetrius Burgess of record in Instrument No. 20210629-0088321 Register's Office for Davidson County, Tennessee, dated June 24, 2021 and recorded on June 29, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 200 Rosehill Drive, Goodlettsville, TN 37072

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 so 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.

Dated this the 28th day of September, 2021.

J&J Capital LLC, a Tennessee Limited Liability Company

By: _____
Charles Chandler, Designated Agent

STATE OF GEORGIA
COUNTY OF Muscogee

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Charles Chandler,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Designated Agent** of **J&J Capital, LLC**, the within named bargainor, a **limited liability company**, and that he as such **Designated Agent**, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** by himself as **Designated Agent**.

Witness my hand and official seal this 28th day of September, 2021.

_____
Notary Public
My Commission Expires: 02-24-2023

TIA RENEE FARLEY
Notary Public - State of Georgia
Muscogee County
My Commission Expires Feb 24, 2023

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **9/28/2021** (date of document).

Affiant Signature

9/28/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **September**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

