Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Meleisha Edwards
712 Inspiration Boulevard
Madison, TN 37115

Send Tax Bills To:
Meleisha Edwards

Karen Johnson Davidson County
Batch# 797346 DEEDWARR
01/31/2022 11:03:09 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20220131-0010931

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

Map & Parcel No: 051140B00600CO

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 **Meleisha Edwards, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 712, 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.

This is improved property known as 712 Inspiration Blvd., Madison, TN 37115.

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 28th day of January, 2022.

Samaroo Development Group, LLC, a Tennessee limited ~~liability company~~

By: _____(SEAL)
Keith Samaroo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of January, 2022, before me personally appeared Keith Samaroo of Samaroo Development Group, LLC, a Tennessee limited liability company, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of January, 2022.

Ashley Nalls
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

Notary Signature
My commission expires: 5/20/24

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 $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Sworn to and subscribed before me this 28th day of January, 2022.

Notary Public
My commission expires:_____
File No. 2021-2872