Karen Johnson Davidson County
Batch# 809790 DEEDWARR
02/23/2022 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220223-0020398

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MELANIE BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00 Affiant Subscribed and sworn to before me, this 31st day of January, 2022. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Courtney Choate, and Nathan Patterson 732 Inspiration Blvd #5 Madison, TN 37115	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 051-14-0B-019.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMAROO DEVELOPMENT GROUP, LLC A TENNESSEE LIMITED LIABILITY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **COURTNEY CHOATE and NATHAN PATTERSON, WIFE AND HUSBAND** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 5 on the plan of The Brownstones at Creative 5Way, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Brownstones at Creative Way, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191126-0122335, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to SAMAROO DEVELOPMENT GROUP, LLC A TENNESSEE LIMITED LIABILITY COMPANY, by deed from AUBURN LANE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20180702-0064065, dated June 22, 2018, said Register's Office. For further reference see quitclaim deed in Instrument No. 20190510-0044291, said Register's Office to combine into one parcel number.

Being a portion of the same property conveyed to SAMAROO DEVELOPMENT GROUP, LLC A TENNESSEE LIMITED LIABILITY COMPANY, by deed from STATE OF TENNESSEE, of record in Instrument No. 20190917-0093957, dated September 11, 2019, said Register's Office.

This is unimproved property commonly known as: **732 Inspiration Blvd #5, Madison, TN 37115**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of January, 2022.

SAMAROO DEVELOPMENT GROUP, LLC

Keith Samaroo, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, 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 the Authorized Representative of SAMAROO DEVELOPMENT GROUP, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 28 day of January, 2022.

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

Notary Public
My Commission Expires: _____

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 1/28/2022 (date of document).

Affiant Signature

1/28/2022
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

