Karen Johnson Davidson County
Batch# 814642 DEEDWARR
03/03/2022 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220303-0024167

Name and Address of New Owner:
Christopher Steven Birdsey and Haley Terrel Birdsey
732 Inspiration Boulevard, Unit 4
Madison, TN 37115

Send Tax Bills To:
Christopher Steven Birdsey and Haley Terrel Birdsey
732 Inspiration Boulevard, Unit 4
Madison, TN 37115
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 51 14 B 18.00CO

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 Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher Steven Birdsey and Haley Terrel Birdsey,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 4, 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 is improved property known as 732 Inspiration Blvd., Unit 4, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 8th day of February, 2022.

Samaroo Development Group, LLC, a Limited Liability Company

By: _____(SEAL)
John Bell, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2022, before me personally appeared John Bell, an authorized agent 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 and seal, at office in Nashville, TN this 8th day of February, 2022.

Notary Signature

Printed Name: Ashley Nalls

My commission expires: 3/20/24

Ashley Nalls
STATE OF TENNESSEE NOTARY PUBLIC
Sumner 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 $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Sworn to and subscribed before me this 8th day of February, 2022.

Notary Public
My commission expires: 1/6/25
File No. 2021-2571

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 2/8/22 (date of document).

Affiant Signature

2/10/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9 day of February, 2022.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025