Regency Title & Escrow, LLC
1655 International Dr., #101
Memphis, Tennessee 38120
Office Phone (901)753-9499

Name and Address of New Owner:
Suzet Galindo-Martinez
732 Inspiration Boulevard, Unit 2
Madison, TN 37115

Send Tax Bills To:
Bank of America, N.A.
P.O. Box 650070
Dallas, TX 75265-0070

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

Karen Johnson Davidson County
Batch# 821373 DEEDWARR
03/14/2022 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220314-0029368

Map & Parcel No: 051140B01600CO

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 **Suzet Galindo-Martinez**, single, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 732, No. 2, 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 Inspirational Blvd., Unit 2, 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 1st day of March, 2022.

Samaroo Development Group, LLC, a Limited Liability Company

By: _____(SEAL)
John Bell, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Lowhorn of the state and county mentioned, personally appeared John Bell, 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 Authorized Agent of Samaroo Development Group, LLC, the within named bargainor, a Limited Liability Company, and that such John Bell as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 1st day of March, 2022.

_____
Notary Signature

Printed Name: _____

My commission expires: 3/3/25

DAVIDSON COUNTY DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC

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 $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 1st day of March, 2022.

_____
Notary Public
My commission expires: 4/10/2022
File No. 2021-2572

CARLTON W. ORANGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

MY COMMISSION EXPIRES:
APRIL 10, 2022

Tennessee Certification of Electronic Document

I, Carlton Orange, 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 March 1, 2022 (date of document).

Affiant Signature

3/1/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 1st day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: February 28, 2023

NOTARY'S SEAL

LASHARA D QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-28-2023