Karen Johnson Davidson County
Batch# 822352 DEEDWARR
03/15/2022 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,887.00
20220315-0029831

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 7TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1890

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Don Hardin Group, LLC	Don Hardin Group, LLC	051-14-0B-020.00
732 Inspiration Blvd., #6	520 Cherry Grove Lane	
Madison, TN 37115	Whites Creek, TN 37189	

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

SAMAROO DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DON HARDIN GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 6, on the plan of The Brownstones at Creative Way, 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 hereby 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 Quitclaim Deed from Samaroo Development Group, LLC, a Tennessee limited liability company, dated March 22, 2019, recorded on May 10, 2019, in Instrument No. 20190510-0044291, Register's Office for Davidson County, Tennessee. Also, being a portion of the same property conveyed to Samaroo Development Group, LLC, a Tennessee limited liability company by Warranty Deed from Autumn Lane Partners, GP, a Tennessee general partnership, dated June 22, 2018, recorded on July 2, 2018, of record in Instrument No. 20180702-0064065, Register's office for Davidson County, Tennessee; and also being the same property conveyed to Samaroo Development Group, LLC, a Tennessee limited liability company, by Warranty Deed from the State of Tennessee, dated September

11, 2019, recorded on September 17, 2019, of record in Instrument No. 20190917-0093957, Register's office for Davidson County, Tennessee. For further reference, see Quitclaim Deed in Instrument No. 20190510-0044291, said Register's office, the purpose of which was to combine parcels into one tax parcel with one tax parcel identification number.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Plat of record in Instrument No. 20191125-0121392, Register's office for Davidson County, Tennessee.

3. Subdivision Restrictions of record in Instrument No. 20191126-0122335, Register's office for Davidson County, Tennessee.

4. Sewer/Storm Sewers, Water Mains, Pumps and Appurtenances of record in Instrument No. 20190516-0046203, Register's office for Davidson County, Tennessee.

5. Right of Way of record in Book 4886, Page 532 & Book 4877, Page 424, Register's office for Davidson County, Tennessee.

6. Sewer/Storm Drainage Easement of record in Book 8131, Page 897, Register's office for Davidson County, Tennessee.

7. Water Line Easement Agreement of record in Instrument No. 20141202-00110399, Register's office for Davidson County, Tennessee.

8. Restrictions and Covenants for Stormwater Facilities & Systems of record in Instrument No. 20190107-0001671 & 20210823-0113853, Register's office for Davidson County, Tennessee.

9. Letter for Responsibility (Shared Sewer Lines prior to Connection with Public Sewer) of record in Instrument No. 20190612-0056577, Register's office for Davidson County, Tennessee.

10. Parking Agreement of record in Instrument No. 20210319-0036930, Register's office for Davidson County, Tennessee.

11. Conveyance to State of Tennessee of record in Instrument No. 20190917-0093957, Register's office for Davidson County, Tennessee.

12. Notice of Completion of record in Instrument No. 20220215-0017707, Register's office for Davidson County, Tennessee.

This is improved property known as 732 Inspiration Blvd., #6, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Witness our/my hand on the 7th day of March, 2022.

Samaroo Development Group, LLC, a Tennessee limited liability company

BY:_____
Kimberly Hollingshead
Authorized Signatory

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Kimberly Hollingshead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory and is authorized to execute the instrument of Warranty Deed, for the purposes therein contained, by signing the name of the limited liability company by herself as Kimberly Hollingshead.

Witness my hand and official seal this 4 day of March 2022

_____
Notary Public
My Commission expires: 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Holly A Mason, 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 3/7/22.

Affiant Signature

3/7/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of March, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022