Name and Address of New Owner:
Tina Barks
740 Inspiration Boulevard
Madison, TN 37115

Karen Johnson Davidson County
Batch# 829355 DEEDWARR
03/28/2022 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220328-0035189

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 051140B03300CO

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, **Ta-Nija Faith Williams, single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tina Renee Barks,** married woman "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 740, together with common areas, as established by Declaration of 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. 201911260122335 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office tor Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ta-Nija Faith Williams, single woman by Warranty Deed from Samaroo Development Group, LLC, a Tennessee limited liability company dated November 16th 2020 and recorded December 14th 2020 of record in Instrument No. 20201214-014688, said Register's Office.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 740 Inspiration Boulevard, 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 25th day of February, 2022.

Ta'Nija Faith Williams (SEAL)
Ta-Nija Faith Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of February, 2022, before me personally appeared Ta-Nija Faith Williams, 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 25th day of February, 2022.

Notary Signature
My commission expires:

GREATER FAIRVIEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

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 **$485,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of February, 2022.

Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Notary Signature
My commission expires: 01-06-2026

Certificate of Authenticity

I, Jill Neely, 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 02/25/2022.

Date

Jill M Neely

Affiant Signature

03/18/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of March, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)