Karen Johnson Davidson County
Batch# 898636 DEEDWARR
08/04/2022 08:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20220804-0088737

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$425,000.00.**

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 2ND DAY OF AUGUST, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-17-2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2073

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Kevin Hawkes and Deborah Hawkes 738 Inspiration Blvd. Madison, TN 37115	New Owner	051140B03200CO

For and in consideration of the sum of Four Hundred Twenty-Five Thousand And 0/100 ($425,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

SAMAROO DEVELOPMENT GROUP, LLC, A LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

KEVIN HAWKES, HUSBAND AND WIFE DEBORAH HAWKES, HUSBAND AND WIFE

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, being all of Unit 738,on the Plan of The Brownstones at Creative Way, a Townhouse Planned Unit Development (a horizontal property regime) of record in Master Deed recorded in Instrument No. 20191126-0122335, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Samaroo Development Group, LLC a Tennessee limited liability Company by Quitclaim Deed from the State of Tennessee, acting by its Commissioner of Transportation, under the the authority of Tennessee Code Annotated, Section 12-2-112(a)(8), dated September 11,2019 and recorded September 17, 2019 in Instrument No. 20190917-0093957, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Samaroo Development Group, LLC a Tennessee limited liability Company by Quitclaim Deed from the Samaroo Development Group, LLC, a Tennessee limited liability company dated March 22, ,2019 and recorded May 10,2019 in Instrument No. 20190510-0044291, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samaroo Development Group, LLC a Tennessee limited liability Company by Warranty Deed from Auburn Lane Partners, GP, a Tennessee General Partnership dated June 22, ,2018 and recorded July 02, 2018 in Instrument No. 20180702-0064065, Register's Office for Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 738 Inspiration Blvd., 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR SAMAROO DEVELOPMENT GROUP, LLC, A LIMITED LIABILITY COMPANY to KEVIN HAWKES, HUSBAND AND WIFE DEBORAH HAWKS, HUSBAND AND WIFE FOR THE TRANSFER OF PROPERTY LOCATED AT 738 INSPIRATION BLVD., MADISON, TN 37115.]

Witness our/my hand on the 2nd day of August, 2022.

Samaroo Development Group, LLC

BY: _____
Kim Hollingshead, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Kim Hollingshead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signatory of Samaroo Development Group LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as Samaroo Development Group LLC, a Tennessee limited liability company.

Witness my hand and official seal this 2nd day of August, 2022.

Beth Besch
Notary Public
My Commission Expires: 3/7/2024

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kimberly Hollingshead, 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 8/2/2022.

Kimberly Hollingshead, Esq.

August 2, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2nd day of August, 2022.

Notary Signature

My Commission Expires 3-17-2024

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON