Karen Johnson Davidson County
Batch# 903034 DEEDWARR
08/12/2022 04:07:30 PM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20220812-0092040

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$650,000.00.**

Lauren Webb
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME BY LAURA LILLEY ON THIS 10TH DAY OF AUGUST, 2022.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-7-2023

NOTARY PUBLIC
MY COMMISSION EXPIRES:

**THIS INSTRUMENT PREPARED BY**
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2085

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP PARCEL |
|---|---|---|
| Ikechukwu David Nwofia<br>700 Inspiration Blvd.<br>Madison, TN 37115 | Colten Mortgage, LLC.<br>6021 S. Syracuse Way Ste. 104<br>Greenwood Village, CO. 80111 | 051-14-0B-001.00 CO |

For and in consideration of the sum of Six Hundred Fifty Thousand And 0/100 ($650,000.00), 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 Tennessee Limited Liability Company**

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

**IKECHUKWU DAVID NWOFIA, UNMARRIED, AND IYANUOLUWA JUBREEL, UNMARRIED, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**

, 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, Tennessee, being Unit No. 700, 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 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) 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 improved property known as 700 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 to IKECHUKWU DAVID NWOFIAIKECHUKWU DAVID NWOFI, A SOLE OWNER FOR THE TRANSFER OF PROPERTY LOCATED AT 700 INSPIRATION BLVD., MADISON, TN 37115.]*

Witness our/my hand on the 11th 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 11th day of August, 2022.

_____
Notary Public
My Commission Expires: 3-17-2024

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**Tennessee Certification of Electronic Document**

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 8.11.2022 (date of document).

Affiant Signature

8.11.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 11TH day of August, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25