WARRANTY DEED

Karen Johnson Davidson County
Batch# 911847 DEEDWARR
09/02/2022 08:46:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20220902-0098979

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

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 1ST DAY OF SEPTEMBER, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-17-2024

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2111

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Jordan Drumel 706 Inspiration Boulevard Madison, TN 37115	New Owner	051-14-0B-004.00.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,

JORDAN DRUMEL, A MARRIED MAN

, 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. 706, 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 706 Inspiration Boulevard, 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 JORDAN DRUMEL AND ASHLEE DRUMEL FOR THE TRANSFER OF PROPERTY LOCATED AT 706 INSPIRATION BOULEVARD, MADISON, TN 37115.]

Witness our/my hand on the 1st day of September, 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 1st day of September, 2022.

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

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 9-1-2022.

Kimberly Hollingshead, Esq.

September 1, 2022
Date

State of Tennessee
County of Williamson

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

Notary Signature

My Commission Expires 3-17-2024

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON