Karen Johnson Davidson County
Batch# 1202931 DEEDQC
11/08/2024 09:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241108-0087212

This Instrument Prepared By:
Jack F. Stringham II
Spencer Fane Bone McAllester
511 Union Street, Suite 1000
Nashville, Tennessee 37219
615.248-6323

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Creative Way Village – Madison, LLC 607 Due West Avenue, Suite 111 Nashville, TN 37115	Same	Map-Par. 051-00-0-219.00 Map-Par. 051-00-0-220.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SAMAROO DEVELOPMENT GROUP, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **CREATIVE WAY VILLAGE-MADISON, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated by reference herein.

This is unimproved property known as 555 Creative Way and 551 Creative Way, Nashville, Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **SAMAROO DEVELOPMENT GROUP, LLC**, the Grantor has hereto subscribed its name by authorized officer, this the 30 day of October, 2024.

SAMAROO DEVELOPMENT GROUP, LLC,
a Tennessee limited liability company

By: _____
Member

STATE OF TENNESSEE:

COUNTY OF Davidson:

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kevin Samaroo, the authorized member of **SAMAROO DEVELOPMENT GROUP, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized member of **SAMAROO DEVELOPMENT GROUP, LLC**, the within named bargainor, and that he as such authorized member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself/herself as its authorized member.

WITNESS MY HAND, at office, this the 30th day of October, 2024.

Notary Public

My Commission expires: 1/11/26

JACK F. STRINGHAM II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson)

I swear or affirm that to the actual consideration for the transfer is ~~$0.00~~

Affiant

Subscribed and sworn before me this 30th day of October, 2024.

JACK F. STRINGHAM II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1/11/26

NSH 2960515.1

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 2 and 3, as shown on the map entitled Final Plat, Resubdivision of the Samaroo Development Group, LLC, of record in Instrument No. 20240403-0023670, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to SAMAROO DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from AUBURN LANE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20180702-0064065, dated June 22, 2018, said Register's Office.

Being further conveyed to SAMAROO DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed from SAMAROO DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190510-0044291, dated March 22, 2019, said Register's Office.

Being further conveyed to SAMAROO DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed from STATE OF TENNESSEE, ACTING BY ITS COMMISSIONER OF TRANSPORTATION, of record in Instrument No. 20190917-0093957, dated September 11, 2019, said Registers Office.

CERTIFICATE OF AUTHENTICITY

I, Jack F. Stringham II, 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 Oct 30, 2024 (date of document).

NATALINA D. ECKERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Affiant Signature

10/30/24
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 30th day of October, 2024.

Natalina D. Eckerman
Notary's Signature

My Commission Expires: September 7, 2026