Karen Johnson Davidson County
Batch# 323425 DEEDWARR
12/03/2019 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $902.70
20191203-0124201

32698-3

WARRANTY DEED

JULIE DYESS
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$243,972.00**.

Affiant

Subscribed and sworn to before me, this the **2nd** day of **December, 2019.**

Notary Public

My commission expires: 8/11/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Progress Nashville, LLC	NEW OWNER	**164-07-0-A-228.00-CO**
P.O. Box 4090		
Scottsdale, AZ 85261		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nader G. Gerges, a married man, joined herein Pro Forma by his spouse, Rajaa Ishak

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Progress Nashville, LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Harvest Grove, Section Three of record in Plat at Instrument No. 20160429-0042362, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nader G. Gerges, a married man, joined herein Pro Forma by his spouse, Rajaa Ishak by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20171102-0112389 Register's Office for Davidson County, Tennessee, dated October 16, 2017 and recorded on November 02, 2017.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20160429-0042362, Register's Office for Davidson County;

2) Declaration of Covenants, Conditions and Restrictions and By-Laws for Harvest Grove, of record in Instrument No. 20060628-0077382, Register's Office for Davidson County;

3) Charter for Harvest Grove Homeowners' Association, Inc., of record in Instrument No. 20060519-0059378, Register's Office for Davidson County;

4) Agreement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20040707-0080492 & 20060726-090037, Register's Office for Davidson County;

5) Perpetual Easement of record in Instrument No. 20070220-0020794, Register's Office for Davidson County;

6) Easement to Tennessee Telephone Company of record in Instrument No. 20060707-0081730 and in Instrument No. 20060707-0081731; and release of Public Utility Easement of record in Instrument No. 20070306-0027599, Register's Office for Davidson County;

7) Taxes for 2019, have been prorated between partiers and were paid by the Grantor herein and for the subsequent years, not yet due and payable.

This is Improved property, known as **1392 Rockglade Run Antioch, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hand(s) this **2nd** day of **December, 2019.**

Nader Gerges

Nader G. Gerges

Rajaa Ishak

Rajaa Ishak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Nader G. Gerges and Rajaa Ishak,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **December, 2019.**

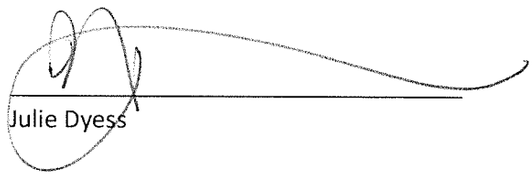
Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Julie Dyéss, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

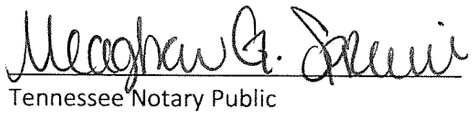


Julie Dyess

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Meaghan G. Spruill, a notary public for this county and state, Julie Dyess, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Tennessee Notary Public

My commission Expires: ~~8/11/2020~~ 8/30/2021

