This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $499,900.00.

Affiant

Subscribed and sworn before me this the 30th day of June, 2020.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kyle Burke and Brittany Sisko 96 B Oceola Ave Nashville, TN 37209	New Owner	103-02-3E 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PROGRESSIVE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRITTANY SISKO, UNMARRIED AND KYLE BURKE, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B of Lot 2, Minor Plat of 98 Oceola Avenue, of record in Instrument No. 20190301-0018977, revised in Instrument No. 20190619-0059166, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 98 Oceola Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190315-0023618, amended by First Amendment of record in Instrument No. 20190513-0044529, and Second Amendment of record in Instrument No. 20190826-0085841, and being shown on Plat attached to said First Amendment as "Revised Exhibit A", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Progressive Development, LLC, a Tennessee Limited Liability Company, by deed from Kenneth Sakarapanee and Catherine Sakarapanee, husband and wife, dated 07/12/2018, of record in Instrument No. 20180713-0068179, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 96 B Oceola Ave, Nashville, TN 37209.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 431196 **DEEDWARR**
07/06/2020 01:36:09 PM 2 pgs
Fees: $13.00 Taxes: $1,849.63

20200706-0072405

Witness my hand this the 30th day of June, 2020.

Progressive Development, LLC

Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, a LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such MEMBER.

Witness my hand and official seal this 2nd day of July, 2020.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY