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

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $505,000.00.

Affiant

Subscribed and sworn before me this the 15th day of July, 2020.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 438511 DEEDWARR
07/16/2020 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20200716-0077807

WARRANTY DEED

Address of New Owner:
Steven Walker Bierer and Elizabeth Marie Williams
96 A Oceola Ave
Nashville, TN 37209

Send Tax Bill to:
New Owner

Tax Information:
103-02-3E 001.00

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 ELIZABETH WILLIAMS AND STEVEN WALKER BIERER, WIFE AND HUSBAND, TENANCY BY ENTIRETY, 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 A 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, Register's Office for Davidson County, Tennessee, and being shown on Plat attached to said First Amendment as "Revised Exhibit A", 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 A 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.

Witness my hand this the 15 day of July, 2020.

Progressive Development, LLC

BY: _____
Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF Williamson

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 15 day of July, 2020.

My commission expires:

1/17/24

_____
Notary Public

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Jennifer Pennell**, 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.

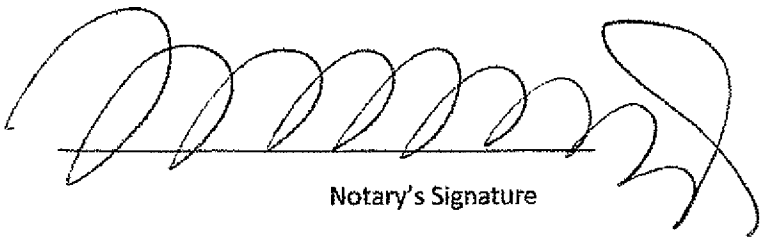


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

