This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
105
Nashville, TN 37203
File Number: 7-20-8094

Return To:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd., Suite 115
Memphis, Tennessee 38120
RT No. 20110177
FNTG 8591133

Karen Johnson Davidson County
Batch# 453710 DEEDWARR
08/10/2020 11:52:55 AM 2 pgs
Fees: $13.00 Taxes: $958.30

20200810-0088702

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $259,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2020.

Notary Public
My Commission Expires: 1-14-23

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Progress Nashville, LLC. PO Box 4090 Scottsdale, AZ 85261	Progress Nashville, LLC P.O. Box 4090 Scottsdale, AZ 85261	175 02 0B 231.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Maham Diouf and Mame D. Fall Ep Diouf, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Progress Nashville, LLC , a *Limited Liability Company**, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: *Delaware

Being all of Unit No. 35, as shown on Exhibit B to the Supplement Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory commons, Sections Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument No. 20130322-0028759, and further amended by Instrument No. 20140207-0011094, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lots.

Being the same property conveyed to Maham Diouf and Mame D. Fall Ep Diouf, as joint tenants, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20141230-0118700, Register's Office for Davidson County, Tennessee, dated December 5, 2014 and recorded on December 30, 2014.

This is ☒ improved or ☐ unimproved property located at: **1614 Sprucedale Drive, Antioch, TN 37013**.

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other

easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. 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, Grantor has executed this instrument on this 5th day of August, 2020.

GRANTOR:

Maham Diouf

Maham Diouf

Mame D. Fall Ep Diouf

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Maham Diouf and Mame D. Fall Ep Diouf, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of August, 2020.

Notary Public
My Commission expires: 9-21-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY