Karen Johnson Davidson County
Batch# 462798 DEEDWARR
08/24/2020 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20200824-0095505

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 Williamson

The actual consideration or value, whichever is greater is $525,000.00.

Affiant

Subscribed and sworn before me this the 20th day of August, 2020.

Notary Public
My commission expires: 3/13/22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Emma Pierce Davidman 505 A Southern Turf Nashville, TN 37211	SAME	105-16-0K 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**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TANNER GRIFFIN MARTIN, AN UNMARRIED MAN, AND EMMA PIERCE DAVIDMAN, AN UNMARRIED WOMAN**, 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, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 505 Southern Turf Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20191120-0120023, as amended in Instrument No. 20191211-0127861, Register's Office for Davidson County, Tennessee, and being shown on Plat attached as Exhibit "A" to the amendment, 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 by Quitclaim Deed from Midtown Realty, LLC, dated 11/20/2019, of record in Instrument No. 20191120-0120024, Register's Office for said County.

Also being a portion of the same property conveyed to Midtown Realty, LLC by Quitclaim Deed from Progressive Development, LLC, dated 05/17/2019, of record in Instrument No. 20190524-0049372, Register's Office for said County.

Also being a portion of the same property conveyed to Progressive Development, LLC by Warranty Deed from Dennis O. Harris and wife, Carolyn J. Harris, dated 03/23/2017, of record in Instrument No. 20170324-0028980, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 505 A Southern Turf, Nashville, TN 37211.

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 20th day of August, 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 26th day of August, 2020.

My commission expires:

1/17/21

_____
Notary Public

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

