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

Karen Johnson Davidson County
Batch# 464766 DEEDWARR
08/26/2020 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.13
20200826-0096884

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $514,900.00

Affiant

Subscribed and sworn before me this the 19th day of August, 2020.

Notary Public
My commission expires: 4/16/23

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sara M. Hardman 98 A Oceola Ave Nashville, TN 37209	LoanDepot.com P.O. Box 5710 Chicago, IL. 60680-5681	103-02-3E 003.00

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 TENNEESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SARA M. HARDMAN, 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 of Lot 1, 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 98 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 19th day of August, 2020.

Progressive Development, LLC

BY: _____
Harold Johnson, Member

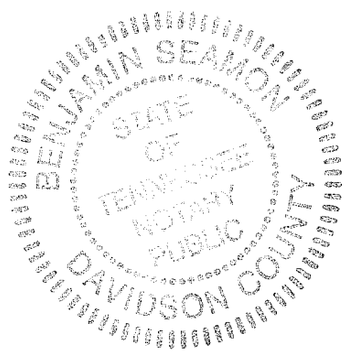
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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, Progressive Development, 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 19th day of August, 2020.

My commission expires: 9-6-22

_____
Notary Public



True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY