WARRANTY DEED

Karen Johnson Davidson County
Batch# 481807 DEEDWARR
09/24/2020 09:24:15 AM 2 pgs
Fees: $13.00 Taxes: $869.13

20200924-0109662

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $234,900.00

Linda Gray, Agent
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10th DAY OF SEPTEMBER, 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

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7657N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Progress Nashville, LLC	Progress Nashville, LLC	~~149-07-0C-033.00-CO~~
P.O. Box 4090	P.O. Box 4090	1490 70C03300C0
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ALEMU MINDAGA, A MARRIED MAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PROGRESS NASHVILLE, LLC, a ~~Delaware~~ Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Final Plat of Highlands of Chelsea Village, Section Two of record in Plat at Instrument No. 20050615-0068393, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Yemane Okubaslassie, a single man by Warranty deed from Ashraf Yassa and Jaklen Botros, a married couple of record in Instrument No. 20170620-0061976 Register's Office for Davidson County, Tennessee, dated June 19, 2017 and recorded on June 20, 2017. (Value of consideration shown in aforementioned deed $185,000.00.)

Being the same property conveyed to Alemu Mindaga, a married man by Warranty deed from Yemane Okubaslassie, a married man of record in Instrument No. 20200709-0074487 Register's Office for Davidson County, Tennessee, dated July 07, 2020 and recorded on July 09, 2020. (Value of consideration shown in aforementioned deed $209,000.00.) Being also known as 3304 Clapham Rd Antioch, Tennessee 37013.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

THE PROPERTY WAS NOT THE PRIMARY MARITAL RESIDENCE OF THE GRANTOR OR GRANTOR'S SPOUSE

This is property known as 3304 Clapham Rd, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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 on the 8th day of September, 2020.

Alemu Mindaga

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ALEMU MINDAGA, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of September, 2020.

Notary Public

My Commission Expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 05/10/2021
COUNTY OF WILSON

RECORD & RETURN TO:
REALTY TITLE AND ESCROW COMPANY, INC.
6525 N Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901) 260-4055
RT File No.: 01-MEM20-00108
TG: 8712102