WARRANTY DEED

Karen Johnson Davidson County
Batch# 483814 DEEDWARR
09/25/2020 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20200925-0110776

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Gwinnett

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/21/2022

(AFFIX SEAL)

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S Perimeter Park Dr. Suite 214, Nashville, TN 37211

File No.: 2020090215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Progress Nashville, LLC	Progress Nashville, LLC	
(NAME) P. O. Box 4090	(NAME) P. O. Box 4090	135-14-0A-054.00 CO
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY THOUSAND AND NO/100 Dollars ($280,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LING YU WU AND WIFE, HUI JIN LU**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, 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(s) 54, as shown on the map entitled Final Plat-Phase Two, Pinnacle Point Subdivision, of record in Book 6900, pages 141 and 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LING YU WU AND WIFE, HUI JIN LU, by deed from DELUXE HOMES INC., of record in Book 10593, page 446, dated August 29, 1997, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1212 Orchard Mountain Ct, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 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 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.

Executed by our hands this 22nd day of September 2020.

Ling Yu Wu

Hui Jin Lu

STATE OF CALIFORNIA

COUNTY OF Sacramento

Before me, JI JIN, a Notary Public for the above State and County, personally appeared **Ling Yu Wu and Hui Jin Lu** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness by my hand and official seal this 22th day of September 2020.

Notary Public

My Commission Expires: Oct 8. 2021

JI JIN
Notary Public - California
San Francisco County
Commission # 2217376
My Comm. Expires Oct 8. 2021

Certificate of Authenticity

I, Cora Casper, do hereby make oath that I am a licensed attorney and/or 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 Cora Casper

State of Georgia

County of Gwinnett

Personally appeared before me, Cora Casper, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22

Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022