Karen Johnson Davidson County
Batch# 494392 DEEDWARR
10/13/2020 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20201013-0119026

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

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Walton

The actual consideration or value, whichever is ~~greater~~ is $282,500.00.

Affiant

Subscribed and sworn before me this the 6th day of October, 2020.

Notary Public
My commission expires:

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Progress Nashville, LLC PO Box 4090 Scottsdale, AZ 85261	Progress Nashville, LLC PO Box 4090 Scottsdale, AZ 85261	053-14-0A 063.00

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, **SHAUNDRELL NICHOLSON RODGERS, WHO ACQUIRED TITLE AS SHAUNDRELL B. NICHOLSON AND JOHN L. RODGERS, WIFE AND HUSBAND,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** 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 Lot Number 34 on the Final Plat of The Woods of Neeley's Bend, Phase 2, of record in Instrument No. 20050707-0078328, 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 Shaundrell B. Nicholson, unmarried, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 07/12/2006 , of record in Instrument No. 20060714-0085045, Register's Office for said County.

John L. Rodgers is joining in this conveyance to convey any marital interest he may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1656 Comanche Run, Madison, TN 37115.

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 6th day of October, 2020.

Shaundrell Nicholson Rodgers f/k/a
Shaundrell B. Nicholson

John L. Rodgers

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shaundrell Nicholson Rodgers f/k/a **Shaundrell B. Nicholson and John L. Rodgers**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of October, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Certificate of Authenticity

I, Cynthia Brown, 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.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, 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