Karen Johnson Davidson County
Batch# 544312 DEEDWARR
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Fees: $18.00 Taxes: $980.50
20210104-0000241

Prepared By and Return To:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Road, Suite 115
Memphis, TN 38120
(901)260-4055
RT File No. 11-MEM20-01592
TG: 9015093

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Judy Gentry now known as Judy Annette Bullman, married** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey **unto Progress Nashville, LLC, a Delaware Limited Liability Company** ("Grantee") the following described property being situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 59 on the Plan of Section Four, Chesney Glen, of record in Plat Book 9700, page 844, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Derivation Clause: Being the same property conveyed to Grantor herein by way of warranty deed of record at Instrument No. 20081110-0111208 in the Register's Office of Davidson County, Tennessee;

Judy Annette Bullman covenants that is one and the same person as Judy Gentry as shown in the warranty deed referenced above.

Michael Harlan Stachelrodt joins in the execution of this deed for the sole purpose of relinquishing any right, title, or interest he may have in the above captioned property by virtue of his marriage to Judy Annette Bullman.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted Encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Plat Book 9700, Page 215; Plat Book 9700, Page 434; and Plat Book 9700, Page 844 ; Declarations of Covenants, Conditions and Restrictions of record at: Instrument Numbers 10278-279, Amended at 10449-215, 10449-17, 10469-924, 10528-73, 10640-944, and11317- 674; Agreement of record at: Instrument 10357-912; Charter of Chesney Glen of record at: Instrument 10290-256, all of record in said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 21st day of December, 2020.

Judy Annette Bullman

Michael Harlan Stachelrodt

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15th day of December, 2020, before me personally appeared Judy Annette Bullman and Michael Harlan Stachelrodt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Emily Myers

Serial Number, if any: N/A

My Commission Expires: October 2023

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 4, 2023

Owner Name and Address:
Progress Residential Homes, LLC Nashville, LLC
PO Box 4090
Scottsdale, AZ 85261

Property Address:
3549 Glenfalls Dr
Hermitage, TN 37076

Send Tax Bills To:
Progress Nashville, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Tax Parcel ID No.:
087 010A 132.00CO

Valuation Affidavit:

I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda Gray, Agent
Affiant

Subscribed and sworn to before me this 15th day of December, 2020.

Notary Public

My Commission Expires: 1/14/23

~~Return To:~~

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My Commission Expires
January 14, 2023