This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10072-DJ

Karen Johnson Davidson County
Batch# 546170 DEEDWARR
01/05/2021 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20210105-0001129

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Gwinnett

The actual consideration or value, whichever is greater, for this transfer is $249,900.00.

Affiant

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Subscribed and sworn to before me, this the 21st day of December, 2020.

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Notary Public
My Commission Expires: 10/26/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Progress Nashville, LLC PO Box 4090 Scottsdale AZ 85251	New Owner	064-16-0C-013.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jerry William Duke and Janet Whittaker Duke, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Progress Nashville, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee, its successors 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 all of Lot No. 13, Section One, Wembley Downs, according to survey and plat of same appearing of record in Plat Book 7900, page 301, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No 13 fronts 40.49 feet on the westerly margin of Selsey Court South and extends back 101.84 feet on the southerly line and 190.10 feet on the northerly line to a broken line in the rear, measuring 38.12 feet thereon.

Being the same property conveyed to Jerry William Duke and Janet Whittaker Duke, husband and wife by Warranty Deed from Michele D. Domowicz and John Burchell, wife and husband, dated December 18, 2015, recorded December 29, 2015, of record in Instrument No. 20151229-0130347, Register's Office for Davidson County, Tennessee.

This is improved property located at: **514 Selsey Court South, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying its prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of December, 2020.

GRANTOR:

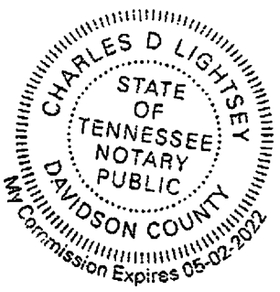
Jerry William Duke

Janet Whittaker Duke

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jerry William Duke and Janet Whittaker Duke, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of December, 2020.



Notary Public
My Commission expires: 5/2/22

202101050001129

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