THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Phillips Street Investment II, LLC
P.O. Box 331235
Nashville, TN 37203

Send Tax Bill to:
Owner

Map-Parcel Numbers:
092040P00200 CO

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Harold Johnson member
Affiant

Subscribed and sworn to before me, this the 5th day of February, 2021.

Jennifer Goddard
Notary Public

My Commission Expires:
5/2/22

JENNIFER B. GODDARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 2, 2022

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Progressive Development, LLC, a Tennessee limited liability company** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Phillips Street Investment II, LLC, a Tennessee limited liability company** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to the existing Deed of Trust with Wilson Bank & Trust filed of record in Instrument No. 20200722-0080777; Register's Office for Davidson County, Tennessee.

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 1408 Phillips Street, Nashville, TN 37208.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5th day of February, 2021.

Progressive Development, LLC

Harold Johnson member

By: Harold Johnson, Member

Karen Johnson Davidson County
Batch# 569561 **DEEDQC**
02/05/2021 02:55:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210205-0017151

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Member of the within named bargainor, a limited liability company, and that himself, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Harold Johnson as such Member.

Witness my hand and official seal this 5th day of February, 2021.

My Commission Expires: 5/2/22

JENNIFER B. GODDARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 2, 2022

Jennifer Goddard
Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Unit B of Homes at 1406 Phillips Street, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20200608-0058478, Register's Office for said County, and being shown on plan attached thereto as Exhibit A, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Progressive Development, LLC, by deed from Eva Thompson, Darrai L. Thompson, Norma Hughes, Ellazene Cole, Linda Thompson, Ronnie Thompson, Henry J. Thompson, Angela Nelson, Lashawanda Nevels, and Giovanna Burns, dated 06/05/2020, of record in Instrument No. 20200608-0058476, said Register's Office. See also Affidavits of Heirship of record in Instrument Nos. 20200808-0058474 and 20200608-0058475, said Register's Office.