Karen Johnson Davidson County
Batch# 583878 DEEDWARR
03/04/2021 09:43:07 AM 2 pgs
Fees: $13.00 Taxes: $98C.50
20210304-0028097

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-MEM21-02194
TG: 9126811

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, **Ericka Wade-Taylor, a single** person ("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:

Being Lot 40 on the Plan of River Glen Phase 6, of record in Instrument #20050602-0062805 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 6 is submitted by Declaration of Submission of Record as Instrument #20050713-0081132, Register's Office for Davidson County, Tennessee.

Derivation Clause: Being the same property conveyed to titleholder named herein by way of **Quit Claim Deed** of Record at **Instrument No. 20140304**-0017889 in the Said Register's Office.;

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 and easements of record in 20050602-0062805; Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 200507130081132; Master Deed at Book 7566, Page 571, and Amended at 200409150111299; Easement(s) of record at Instrument No. 200108160088874; 200311260171892; 200412170150273; Easement(s) of record in Book 7061, Page 196; Book 6900, Page 650 and 651 and 671; Book 7296, Page 484; Book 11030, Page 731; Book 3961, page 681; Charter of River Glen Property Owners Association of record at Instrument No. 200204250051348; all in the 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 **24th** day of **February, 2021**.

Ericka Wade-Taylor

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said State and County, **Ericka Wade-Taylor,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand, at office, this 22nd day of **February, 2021**.

Notary Public

My Commission Expires: 07/05/2021

(SEAL)

DIONNE FANCHER DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

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

Property Address:
3113 Penn Meade Way
Nashville, TN 37214

Send Tax Bills To:
Progress Nashville, LLC
PO Box 4090
Scottsdale, AZ 85261

Tax Parcel ID No.:
052 13 0B 425.00

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.

Affiant

Subscribed and sworn to before me this 24th day of February, 2021.

Notary Public

My Commission Expires: 1-14-23

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023

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