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

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $270,000.00.

Affiant

Subscribed and sworn before me this the 8th day of March, 2021.

Notary Public
My commission expires: 12/30/24

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 588471 DEEDWARR
03/10/2021 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20210310-0031141

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Progressive Development LLC	New Owner	102-04-0 115.00
PO Box 331235		
Nashville, TN 37203-7512		

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, **VICKIE LYNN KEETON, INDIVIDUALLY, CHRISTIE BISSINGER, INDIVIDUALLY, AND CHARLES WAYNE FULLER A/K/A CHARLES WILLIAM FULLER, INDIVIDUALLY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PROGRESSIVE DEVELOPMENT LLC**, 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 No. 1111 on the Plan of Charlotte Park, Section 19, as of record in Book 3600, page 83, Register's Office for said County.

Said Lot No. 1111 fronts 85 feet on the northwesterly side of Thunderbird Drive and extends back 152 feet on the northeasterly line and 158.4 feet on the southwesterly line to a line in the rear, on which it measures 69 feet.

Being the same property conveyed to Charles K. Gilliam and wife, Margaret O. Gilliam, by deed dated 07/29/1977, from Russell O. Mays and wife, Kathleen D. Mays, of record in Book 5177, page 208, Register's Office for said County. The said Charles K. Gilliam a/k/a Charles Kenneth Gilliam died 09/02/2020 vesting the property solely in Margaret O. Gilliam as the surviving tenant by the entirety. The said Margaret O. Gilliam died intestate on 09/14/2020. Margaret O. Gilliam had two children: daughter, Vickie Lynn Keeton and daughter, Debra Ann Davis. The said Debra Ann Davis having died 07/19/2007. Heirship Affidavit of record for Margaret O. Gilliam in Instrument No. _202103100031139_, for said county. Debra Ann Davis had two children: daughter, Christie Bissinger, and son, Charles William Fuller. The surviving heirs at law of Margaret O. Gilliam being Vickie Lynn Keeton, Christie Bissinger, and Charles William Fuller. Heirship Affidavit of record for Debra Ann Davis in Instrument No. _202103100031140_, for said county. See also Probate Case No. 20P1717 in the Seventh Circuit Court for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6460 Thunderbird Drive, Nashville, TN 37209.

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.

ULK
ULK
CVF

Witness my hand this the 8th day of March, 2021.

Vickie Lynn Keeton

Charles Wayne Fuller

Christie Bissinger

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vickie Lynn Keeton, Christie Bissinger, and Charles Wayne Fuller, 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 8th day of March, 2021.

My commission expires:
12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CWF

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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