Karen Johnson Davidson County
Batch# 589062 DEEDWARR
03/11/2021 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20210311-0031933

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0297

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~SUMNER~~ COBB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 283,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12 day of February, 2021

Notary Public

Commission Expires: 11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Progress Nashville, LLC, a Delaware Limited Liability Company P.O. Box 4090 Scottsdale, AZ 85261	NEW OWNER	064-16-0D-131.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sarah Perdue and Bobby Alan Perdue, Jr., wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Progress Nashville, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 289, on the plan of Section Three, Truxton Park, of record in Plat at Instrument No. 20011024-0116272, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah Quinlan by Warranty Deed from Stephanie D. Armstrong and husband, Anthony Armstrong, dated 5/31/2013 and recorded 6/6/2013 in Instrument No. 20130606-0057613, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Sarah Perdue, married by Quitclaim Deed from Scott Quinlan, pursuant to the Final Decree of Divorce, filed for record 8/17/16, under Case No. 16D-869, in the Circuit Court for Davidson County, Tennessee, dated December 22, 2020 and filed for record in Instrument No. 20210311 0031932, in the Register's Office of Davidson County, Tennessee.

Bobby Alan Perdue, Jr., spouse of Sarah Perdue, joins in the execution of this instrument to convey his marital interest, if any in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2225 Crescent Valley Lane Hermitage, TN 37076.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of February, 2021.

Sarah Perdue

Bobby Alan Perdue, Jr.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sarah Perdue and Bobby Alan Perdue, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 10th day of February, 2021.

Kim Gillespie
Notary Public
My Commission Expires: 8·20·24

(Notary Seal)



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