Karen Johnson Davidson County
Batch# 624522 DEEDWARR
04/28/2021 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20210428-0056709

STATE OF ~~Tennessee~~ Georgia
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2021.

Sharon D Simpson
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 2/18/2025

Notary Public
MY COMMISSION EXPIRES: 02/18/2025
File No. G21-12253

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Progress Residential Homes, LLC (NAME)	SAME AS NEW OWNER (NAME)	087-01-0A-076.00-CO
P O BOX 4090 (STREET ADDRESS)	(STREET ADDRESS)	
SCOTTSDALE, AZ 85261 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kyle J. Mullen and wife, Shelby R. Mullen**, HEREINAFTER CALLED 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. 113 on the Plan of Section Two, Chesney Glen as shown on plat of record in Plat Book 9700, Page 434, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle J. Mullen, an unmarried man and Shelby R Woff, an unmarried woman, as tenants in common with Rights of Survivorship by Warranty Deed from Jason C Wright and wife, April L. Wright of record in Instrument No. 20140829-0079124, Register's Office for Davidson County, Tennessee, dated August 22, 2014 and recorded on August 29, 2014. The said Shelby R. Wolff having since married and is now known Shelby R. Wolff Mullen.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 10278, page 279, Book 10449, page 215, Book 10449, page 217, Book 10528, page 73, and Book 10640, page 944, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, page 434 and Boundary Plat in Plat Book 9700, page 215, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 10290, page 256, Register's Office for Davidson County, Tennessee.

4. Quitclaim for Open Space to Homeowner's Association of record in Book 11577, page 623, Register's Office for Davidson County, Tennessee.

5. Subject to rights of others in and to the common areas and/or elements.

6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3108 Chambley Court, 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 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.

Witness my/our hand(s) this 5th day of April, 2021.

Kyle J. Mullen

Shelby R. Mullen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of April, 2021, before me personally appeared Kyle J. Mullen, Shelby R. Mullen and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of April, 2021.

TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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