Karen Johnson Davidson County
Batch# 625572 DEEDWARR
04/29/2021 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210429-0057373

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3760

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~Williamson~~ Dekalb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 2nd day of April, 2021

Notary Public

Commission Expires: _____

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Progress Nashville, LLC, a Delaware Limited Liability Company<br>PO Box 4090<br>Scottsdale, AZ 85261 | NEW OWNER | 151-09-0B-047.00-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,

**Adeshola Adebiyi and Olajumoke Adebiyi, husband and wife**

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 Liablity 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. 45 on the Plan of Final Plat of Phase 1-B, Lakeside Cove at Percy Priest of record in Instrument No.*2~~00501100003857~~, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. *20050110-0003257

Being the same property conveyed to Adeshola Adebiyi and Olajumoke Adebiyi, husband and wife by Warranty deed from Betty Cawthon, unmarried of record in Instrument No. 20160413-0035290 Register's Office for Davidson County, Tennessee, dated April 05, 2015 and recorded on April 13, 2016.

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: 5625 Dory Drive, Antioch, TN 37013

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 used, 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 2nd day of April, 2021.

Adeshola Adebiyi

Olajumoke Adebiyi

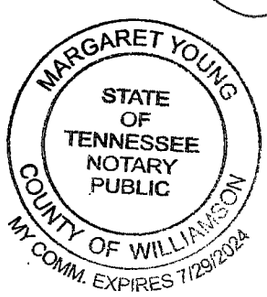
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Adeshola Adebiyi and Olajumoke Adebiyi** 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 Brentwood, Tennessee this 2nd day of April, 2021.

Notary Public
My Commission Expires: _____

(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**