FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **316,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~04/23/2021~~ May 4, 2021 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

MATTHEW J MCDONALD STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-16-2024

Karen Johnson Davidson County
Batch# 629216 DEEDWARR
05/05/2021 11:39:36 AM 2 pgs
Fees: $13.00 Taxes: $1,169.20

20210505-0060238

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE
2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3731

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Progress [redacted], LLC, a Limited Liability Company	Progress Nashville, LLC	086-07-0A-026.00
(NAME) PO Box 4090	(NAME) PO Box 4090	
(ADDRESS) Scottsdale AZ 85261	(ADDRESS) Scottsdale AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mitchell S. Poskevich and David R. Shannon,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Progress** Nashville, **LLC, a *Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *Delaware

Land in Davidson County, Tennessee, being Lot No. 26 on the plan of Bret Ridge Subdivision of record in book 6900, page 121, Register's Office for said county, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mitchell S. Poskevich and David R. Shannon by Deed dated April 16, 2009 from Green Tree Servicing, LLC, recorded April 22, 2009, in Instrument Number 20090422-0065571, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1224 Jacksons View Road, Nashville, TN 37076**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 23 day of **April, 2021.**

Mitchell S. Poskevich

IN WITNESS WHEREOF, this instrument has been executed on this the 21 day of **April, 2021.**

David R. Shannon

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Mitchell S. Poskevich**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 23 day of **April, 2021.**

NOTARY PUBLIC
My Commission Expires:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **David R. Shannon**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 21 day of **April, 2021.**

NOTARY PUBLIC
My Commission Expires:

KIM GOTT
STATE OF TENNESSEE NOTARY PUBLIC
CHESTER COUNTY

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
File 11-MEM21-03573