Karen Johnson Davidson County
Batch# 629217 DEEDWARR
05/05/2021 11:40:55 AM 2 pgs
Fees: $13.00 Taxes: $1,087.80

20210505-0060239

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2021.
4th May

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW J MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06-16-2024

PREPARED BY &
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

Record & Return To:
Realty Title & Escrow Company, Inc.
6525 N. Quail Hollow Rd., Ste 115
Memphis, TN 38120
(901)260-4055
RT File No.: 11-MEM21-03485
TG: 9384848

13-NSH21-01596

Address of New Owner:	Send Tax Bills to:	Tax Information:
Progress Nashville, LLC PO Box 4090 Scottsdale, AZ 85261	Progress Nashville, LLC P.O. Box 4090 Scottsdale, AZ 85261	150 16 0A 040.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon B. King, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Progress Nashville, LLC, a Delaware limited liability company**, hereinafter called the Grantees, their successors 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 123, On the Plan of Windhaven Shores, Section 1, of record in Instrument No. 20030219-0021779, Register's Office for said county, to which reference is made for a more complete description.
>
> Being the same property conveyed to Sharon B. King by Warranty Deed of record at Instrument No. 20040707-0080286, dated 06/30/2004 and recorded 07/07/2004, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2728 Windcrest Trail, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

WITNESS my hand this 21st day of April, 2021

Sharon B. King

Sharon B. King

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 21st day of April, 2021, before me personally appeared Sharon B. King, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 03-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY