WARRANTY DEED

Karen Johnson Davidson County
Batch# 631462 **DEEDWARR**
05/07/2021 10:50:17 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20210507-0061569

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~4TH~~ 6th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

PLEASE RETURN TO: Realty Title & Escrow 6525 Quail Hollow Suite 115 Memphis, TN 38120

RT File:11-MEM21-03034 TG:9307518

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Progress Nashville, LLC	Progress Nashville, LLC	Parcel ID: 162 13 0A 022.00
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Harold Cunningham and Nancy M. Cunningham, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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. 22, on the Plan of Greenwood Subdivision Phase Two of record in Instrument No. 20040825-0102712, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Harold Cunningham and Nancy M. Cunningham, husband and wife, by Quitclaim Deed from Nancy M. Samaripa, unmarried, of record in Instrument No. 20070904-0105745, in the Register's Office of Davidson County, Tennessee, dated August 31, 2007, and recorded on September 04, 2007.

Being the same property conveyed to Nancy M. Samaripa, unmarried, by Warranty Deed from Mt. View, LLC, a Tennessee limited liability company, of record in Instrument No. 20041104-0132984, in the Register's Office of Davidson County, Tennessee, dated October 29, 2004, and recorded on November 04, 2004.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2308 Green Trails Court, 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 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. 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 our hands this 4TH day of MAY, 2021

Harold Cunningham

Nancy M. Cunningham

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Harold Cunningham and Nancy M. Cunningham, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of May, 2021.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023