Karen Johnson Davidson County
Batch# 643557 DEEDWARR
05/25/2021 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210525-0070626

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~WILSON~~ Fulton
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $290,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 21st day of May, 2021.

NOTARY PUBLIC

My commission expires:

ROBYNN MILLER NOTARY PUBLIC DEKALB COUNTY, GEORGIA My Commission Expires April 19, 2022

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Progress Nashville, LLC	SAME AS NEW OWNER	150-06-0A-082.00-CO
(NAME)	(NAME)	
P.O. Box 4090		
(ADDRESS)	(ADDRESS)	
Scottdale, AZ 85261		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kenny W. Cross and Taylor Cross, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Progress Nashville, LLC, a Delaware limited liability company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of The Resubdivision of Open Space No. 1, The Parks at Priest Lake, Phase One of record in Plat at Instrument No. 20100311-0018660, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenny W. Cross, Unmarried by Warranty deed from RJ York Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20110509-0035546 Register's Office for Davidson County, Tennessee, dated April 18, 2011 and recorded on May 09, 2011.

This property is __unimproved _X_improved property known as: 3220 Anderson Road, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of May, 2021.

Kenny W. Cross

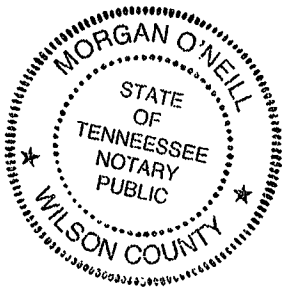
Taylor Cross

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenny W. Cross and Taylor Cross, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of May, 2021.

Notary Public
My Commission Expires: 4-13-22



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