RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $587.050.00.

Affiant

Subscribed and sworn before me this the 1st day of June, 2021.

Notary Public
My commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 648097 DEEDWARR
06/02/2021 12:16:35 PM 2 pgs
Fees: $13.00 Taxes: $2,172.09

20210602-0073901

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ian Nichlaus Vandersee 5302 B Georgia Ave. Nashville, TN 37209	OWNER	091-11-0 192.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PROGRESSIVE DEVELOPMENT, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to IAN NICHLAUS VANDERSEE, UNMARRIED, AND JOELLE MARIE CHRISTY, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1207 of Block 189 on the Map showing extension of Plan No. 1, West Nashville, as of record in Book 57, pages 172 and 173, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Progressive Development, LLC, by Quitclaim Deed re-establishing Lot No. 1207, from Progressive Development, LLC, dated 08/26/2020, of record in Instrument No. 20200826-0096502, Register's Office for said County.

Also being a portion of the same property conveyed to Progressive Development, LLC, by Warranty Deed dated 06/30/2020, from Sandra Joan Carden, an unmarried woman, of record in Instrument No. 20200701-0070970, Register's Office for said County.

Also being a portion of the same property conveyed to Sandra Joan Carden, by Warranty Deed dated 03/14/2009, from James Thomas Appleton, individually and Executor of the Estate of Rachel Marie Appleton, of record in Instrument No. 20090529-0049589, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5302 B Georgia Ave., Nashville, TN 37209.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

IW

Witness my hand this the 1st day of June, 2021.

Progressive Development, LLC

BY: _____
Harold Johnson, Member

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such member.

Witness my hand and official seal this the 1st day of June, 2021.

My Commission Expires:

9-6-22

_____
Notary Public

