Karen Johnson Davidson County
Batch# 648136 DEEDWARR
06/02/2021 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20210602-0073968

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-2951
Parcel ID: 151-09-0B-018-00 CO

Property Address:
5233 Sunsail Drive, Nashville, TN 37013

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Progress Nashville, LLC
PO Box 4090
Scottsdale, AZ 85261

Address of New Owner:
SAME

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **SANDRA HURT a/k/a SANDRA HURT-MUNK, a married woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **PROGRESS NASHVILLE, LLC, a Delaware Limited Liability Company**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Phase 1A, Revision One, Lakeside Cove at Percy Priest of record in Plat at Instrument No. 20041202-0143540, a revision of Instrument No. 20041020-0126312 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 Sandra Hurt, unmarried by Warranty deed from Relocation Advantage LLC of record in Instrument No. 20080109-0002816 Register's Office for Davidson County, Tennessee, dated November 28, 2007 and recorded on January 09, 2008.

This is improved property known as, 5233 Sunsail Drive, Nashville, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument No. 20041020-0126312, and revised Plat at Instrument No. 20041202-0143540, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041105-0133677, Register's Office for Davidson County, Tennessee.

4. Quitclaim Deed to Homeowner's Association for Common Areas of record in Instrument No. 20100219-0012873, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20020212-0018699, Register's Office for Davidson County, Tennessee.

6. Easement granted to the United States of America for Transmission Line of record in Book 2336, Page 614 and Book 4428, Page 571, Register's Office for Davidson County, Tennessee.

7. 20-foot waterline easement of record in Book 8175, Page 783, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

Ralph Monroe Munk, Jr., husband of **Sandra Hurt, a/k/a Sandra Hurt-Munk** joins in this conveyance for the purpose of relinquishing any right, title or interest he may have in said real estate by virtue of his marriage to **Sandra Hurt, a/k/a Sandra Hurt-Munk.**

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 27 day of May, 2021.

SANDRA HURT, a/k/a SANDRA HURT-MUNK

RALPH MONROE MUNK, JR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named SANDRA HURT, a/k/a SANDRA HURT-MUNK, and RALPH MONORE MUNK, JR., with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 27 day of May, 2021.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $308,000.00.

Affiant

SWORN TO and subscribed before me on this 28 day of May, 2021.

Notary Public

My Commission Expires:
9/10/24

STATE OF GEORGIA NOTARY PUBLIC
LAUREN B NATION
Banks County
My Commission Expires
September 10, 2024

202106020073968

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