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

Karen Johnson Davidson County
Batch# 669161 DEEDWARR
07/01/2021 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,046.10
20210701-0089128

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $553,000.00.

Affiant

Subscribed and sworn before me this the 28th day of June, 2021.

Notary Public
My commission expires: 3/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Erik Kaufman	Guaranteed Rate, Inc.	083-07-4D 002.00
2310 Dalebrook Ct	3940 N. Ravenswood	
Nashville, TN 37206	Chicago, IL 60613	

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 ERIK KAUFFMAN, AN UNMARRIED MAN, 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 Unit No. B together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 2308 Dalebrook Court, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200309-0025917, Register's Office for said County, and being shown on plat attached thereto as Exhibit A, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Progressive Development, LLC, by deed dated 01/12/2017, from Glenda G. Felts, unmarried, of record in Instrument No. 20170113-0003991, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2310 Dalebrook Ct, Nashville, TN 37206.

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.

Witness my hand this the 28th 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 28th day of June, 2021.

My commission expires:

2/30/24

_____
Notary Public

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202107010089128

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

