[redacted]

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 672747 **DEEDWARR**
07/08/2021 09:53:07 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210708-0091916

J-SB-BMR-21-208

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 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**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Progress Nashville, LLC** | **New Owner** | |
| (NAME) | (NAME) | **86-4-A-37.00CO** |
| PO Box 4090 | | |
| (ADDRESS) | (ADDRESS) | |
| Scottsdale, AZ 85261 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEFANIE MICHELLE RUSSELL, MARRIED AND HOLLY ANN POWERS, MARRIED AND CHELSEA SUE WATKINS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 12 on the Plan of Oakcrest, Phase 1-B, of record in Book 6900, Page 385, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard Mark Watkins and wife, Kimberly Denise Watkins, by Warranty Deed from Catherine F. Abbott and husband, Steve B. Abbott, recorded April 6, 2006 in Instrument No. 20060406-0039995, Register's Office for Davidson County, Tennessee.
The said Kimberly Denise Watkins having since died on June 8, 2018, leaving Richard Mark Watkins as the surviving tenant by the entirety.
The said Richard Mark Watkins having since died intestate on April 14, 2021 leaving Stefanie Michelle Russell, Holly Ann Powers and Chelsea Sue Watkins as his Heirs at Law as noted in Affidavits of Heirship of record in Instrument No. 20210708-0091912 & 20210708-0091913, Register's Office for Davidson County, Tennessee.

**Said property was not the primary residence of any of the Grantors.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 385, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record in Plat Book 6900, Page 384, Revised in Plat Book 7900, Page 250, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 7308, Page 874 and Book 8277, Page 830, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Charter of Homeowner's Association of record in Book 7589, Page 20 and Book 7662, Page 385, Register's Office for Davidson County, Tennessee.
- Conveyances of Common Area to Homeowner's Association of record in Book 7665, Page 798 and Book 8073, Page 571, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7233, Page 802, Register's Office for Davidson County, Tennessee.
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **208 Oak Hollow Circle, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land with he appurtenances estate title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever. and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 2 DAY OF JULY, 2021.

Stefanie Michelle Russell Heir By Patty Parsons Attorney in fact
Stefanie Michelle Russell by Patty Parsons, Attorney-In-Fact

Holly Ann Powers - Heir By Patty Parsons attorney in fact
Holly Ann Powers by Patty Parsons, Attorney-In-Fact

Chelsea Watkins HEIR
Chelsea Sue Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATTY PARSONS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEFANIE MICHELLE RUSSELL AND HOLLY ANN POWERS, and who acknowledged he/she/they executed the same as the free act and deed of the said STEFANIE MICHELLE RUSSELL AND HOLLY ANN POWERS.

Witness my hand and official seal, this the 2nd of July, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of July, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**~~RETURN TO:~~**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**RETURN TO**
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
File 11-MEM21-03866