Karen Johnson Davidson County
Batch# 694154 DEEDWARR
08/10/2021 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210810-0107919

WARRANTY DEED

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~DAVIDSON~~ Gwinnett

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2021.

Notary Public

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

MY COMMISSION EXPIRES: 10/26/24
(AFFIX SEAL)

B-BR-21-1216

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, a Delaware Limited Liability Company	**NEW OWNER**	
(NAME) **PO Box 4090**	(NAME)	**108-04-0A-083.00-CO**
(ADDRESS) **Scottsdale, AZ 85261**	(ADDRESS)	
(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, **LIZ VICTORIA CHUNGA AND RYAN M. MITCHELL, WIFE AND HUSBAND,** 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. 31 on the Plan of The Villages of Larchwood, Phase II, Section III of record in Plat Book 9700, Page 861, 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 Liz Victoria Chunga and Ryan M. Mitchell, wife and husband by Quitclaim deed from Liz Victoria Chunga of record in Instrument No. 20130322-0028382 Register's Office for Davidson County, Tennessee, dated March 20, 2013 and recorded on March 22, 2013.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 861, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10715, Page 162, Book 10940, page 499, Book 11448, page 741, Instrument No. 20010625-067106 and Instrument No. 20000928-0096105, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 8376, Page 933 and Book 10715, page 160, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Area of record in Book 8400, Page 677 and Book 8543, page 303, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1216 Danbury Ct, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the 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 4th DAY OF AUGUST, 2021.

Liz Victoria Chunga

Liz Victoria Chunga

Ryan M. Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LIZ VICTORIA CHUNGA, 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 6th of August, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
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, RYAN M. MITCHELL, 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 6th of August, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/4/2021 (date of document).

Kayla Short
Affiant Signature

8/4/2021
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 4th day of August, 2021.

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

