Prepared By:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0410

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of August, 2021

Notary Public

Commission Expires: _____

STEPHENIE BOOHER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-2-2024

Record and Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
RT File No. 11-MEM21-05425
TG: 9640722

Address of New Owner	Send Tax Bills To:	Map & Parcel
Progress Nashville, LLC P.O. Box 4090 Scottsdale, AZ 85261	Progress Nashville, LLC P.O. Box 4090 Scottsdale, AZ 85261	043-15-0-167.00

Karen Johnson Davidson County
Batch# 697219 **DEEDWARR**
08/13/2021 10:39:31 AM 2 pgs
Fees: $13.00 Taxes: $1,176.60

20210813-0109503

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Gloria K. Jones, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Progress Nashville, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron pin new in the easterly right-of-way line of Larkin Springs Road, said pin being the southwesterly corner of the TCMC Madison-Portland, Inc. property, of record at Instrument No. 20060403-0037167, Map 43-15, Parcel 166; Thence leaving said right-of-way line, S 83 deg. 13' 23" E, 395.81' to an iron pin old, in the westerly line of Lot 96, Kingsway Green, of record in Plat Book 3842, Page 227; Thence with said line of Lot 96, S 7 deg. 50' 46" W, 50.57' to a point; Thence N 83 deg. 10' 02" W, passing at 5.00' an iron pin new (witness point), a total distance of 395.99' to an iron pin new in the easterly right-of-way line of Larkin Springs Road; Thence, with said right-of-way, N 8 deg. 03' 09", E, 50.18' to the POINT OF BEGINNING and containing 19939 square feet, or 0.458 acres, more or less.

BEING the same property conveyed to Gloria K. Jones, an unmarried woman, by Warranty Deed from Keith Cole, a married man, dated 6/7/2010 and recorded 6/15/2010 in Instrument Number 20100615-0046527, Register's Office for Davidson County, Tennessee.

Glen Jones, spouse of Gloria K. Jones, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 105 Larkin Springs Road, Madison, TN 37115.

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of August, 2021.

Gloria K. Jones

Glen Jones

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gloria K. Jones and Glen Jones** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 9th day of August, 2021.

Kim Graves
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

