Karen Johnson Davidson County
Batch# 713132 DEEDWARR
09/13/2021 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210913-0121878

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736469** Sharon D Simpson NOTARY PUBLIC Fulton County, Georgia My Commission Expires 2/18/2025	STATE OF ~~TENNESSEE~~) GA COUNTY OF ~~DAVIDSON~~) Cobb Fulton The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2021. Notary Public My Commission Expires: 2/18/25

WARRANTY DEED

Address New Owner: Progress Nashville, LLC PO Box 4090 Scottsdale, AZ 85261	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 032-09-0-127.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua E. Reece, married** ("Grantor"), has this day bargained and sold, and do hereby transfer and convey to **Progress Nashville, LLC, a Delaware Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Quail Ridge Section Four of record in Plat Book 7900, Page 161(previously shown erroneously as page 160,) 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 Joshua E. Reece, a single man by Warranty deed from Emmett M. Hunt and wife, Lisa Hunt of record in Instrument No. 20130610-0058855 Register's Office for Davidson County, Tennessee, dated May 07, 2012 and recorded on June 10, 2013.

Being also known as 4640 Indian Summer Drive Nashville, Tennessee 37207.

Emma Reece joins in this instrument for the purpose of conveying any interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 032-09-0-127.00.

Matters shown on the Plan of record in Plat Book 7900, page 161, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 8163, page 781, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2021.

Joshua E. Reece

Emma Reece

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua E. Reece and Emma Reece, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2021.

Notary Public

My Commission Expires: 7/9/22

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

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 8/31/2021 (date of document).

Kayla Short
Affiant Signature

8/31/2021
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 31st day of August, 2021.

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

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