Karen Johnson Davidson County
Batch# 713291 DEEDWARR
09/13/2021 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210913-0122099

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 2ND DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/26/24

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Progress Nashville, LLC, a Delaware Limited Liability Company	Progress Nashville, LLC, a Delaware Limited Liability Company	042-08-0-056.00
	(NAME)	
PO Box 4090	PO Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joseph W. Simpson and wife, Sheri Simpson, hereinafter called 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, 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 Heritage Place Subdivision of record in Plat Book 5200, Page 628, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Joseph W. Simpson by Warranty Deed from Timothy Davidson of record in Book 10951, Page 281, Register's Office for Davidson County, Tennessee, dated May 27, 1998 and recorded on may 29,1998.

Sheri Simpson, spouse of Joseph W. Simpson joining in this transaction for the purpose of conveying any interest she may have in said property marital or otherwise.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 505 Amquiwood Ct., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 2nd day of September, 2021.

WARRANTY DEED
(Continued)

Joseph W. Simpson

Joseph W. Simpson

Sheri Simpson

Sheri Simpson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph W. Simpson and Sheri Simpson, the herein bargainor(s), 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 31st day of August, 2021.

Notary Public

My Commission Expires: 7/9/2024

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

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 9/2/21 (date of document).

Kayla Short
Affiant Signature

9/2/21
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 2nd day of Sept, 20 21.

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024