Karen Johnson Davidson County
Batch# 744987 DEEDWARR
10/27/2021 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211027-0144410

Prepared by:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.641-21

STATE OF TEXAS
COUNTY OF DALLAS

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

Affiant

LAURI E. GALLAGHER
Notary Public, State of Texas
Comm. Expires 11-13-2024
Notary ID 132782782

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 day of October, 2021

Notary Public
My Commission Expires: 11-13-2024

Address of New Owner	Send Tax Bills To:	
Progress Nashville, LLC, a Delaware Limited Liability Company PO Box 4090 Scottsdale, AZ 85261	SAME AS NEW OWNER	Map/parcel: 164-08-0B-078.00 CO

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

Justin Koonce and Heather Koonce, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Progress Nashville, LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, and being all of Lot No. 56 on the Final Plat, Section Two, LAKEWALK, as appearing of record in Instrument No. 20060209-0016039, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Justin Koonce and Heather Koonce, husband and wife, by Warranty Deed from Stacy Felchner, unmarried, dated 8/28/2013 and filed for record in Instrument No. 20130904-0093332, in the Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants and Easements of record in Instrument Number 20050127-0010145; By-Laws of record in Instrument Number 20050128-0010524; Charter of record in Instrument Number 20050125-0009336; Storm Water Detention Agreement of record in Instrument Number 20040209-0015320; Conveyance of Common Areas of record in Instrument Number 20060907-0110530, in the Register's Office for Davidson County, Tennessee.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 1228 Maritime Port, Antioch, TN 37013

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), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 25th day of October 2021

Justin Koonce

Heather Koonce

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Justin Koonce and Heather Koonce**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 25th day of October 2021

Notary Public

My Commission Expires: 2/21/22

EDWARD P HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Kelsey Christensen, 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 October 25, 2021 (date of document).

Kelsey Christensen
Affiant Signature

10/26/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 26th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11-13-2024

NOTARY'S SEAL

LAURI E. GALLAGHER
Notary Public, State of Texas
Comm. Expires 11-13-2024
Notary ID 132782782